

Box Cottage, 27 Archway Place, Dorking, Surrey, RH4 1DR

Asking Price £450,000









- PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- GENEROUS REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- LOCATED IN CONSERVATION AREA
- TOWN CENTRE LOCATION
- BEAUTIFUL FITTED KITCHEN
- ADDITIONAL STORAGE IN BOARDED LOFT
- TWO ALLOCATED CAR SPACES TO REAR
- TILED GROUND FLOOR

Description

Nestled in the charming Archway Place of Dorking, this delightful mid-terraced cottage, dating back to 1750, offers a unique blend of character and modern convenience. Situated within a conservation area, the property is beautifully presented and boasts a warm and inviting atmosphere throughout.

Upon entering, you will find a well-appointed reception room featuring a cosy log burner, perfect for those chilly evenings. The ground floor is completely tiled, enhancing the sense of space and ease of maintenance. The recently updated kitchen breakfast room is a highlight, providing a lovely area for culinary pursuits and casual dining. The ground floor also includes a stylish bathroom fitted with a contemporary white suite, ensuring comfort and practicality.

Upstairs, the cottage features two generously-sized double bedrooms, each offering ample natural light throughout the property. The period property has been tastefully redecorated, maintaining its period charm while incorporating modern touches such as electric heating and period sash windows adorned with colonial shutters. A fully boarded loft also provides ample storage space.

Outside, the spacious, rear garden is a true gem, featuring a well-kept lawn and an attached brick-built storage shed, ideal for gardening tools or outdoor equipment. Additionally, the property comes with two guaranteed parking spaces at a ground rent of £160 per annum, per space

This lovely cottage in the heart of Dorking is perfect for those seeking a blend of historical charm and contemporary living, all within easy reach of local amenities and transport links. Don't miss the opportunity to make this enchanting property your new home.

Situation

This house is located in the heart of the town and, as such, is within a short walking distance to all of the facilities provided in Dorking. Waitrose, Marks & Spencer and Sainsbury's offer a fine selection of food shopping including other national and local shops, pubs and restaurants.

The nearby Dorking Halls and Sports Centre provide various entertainment and exercise facilities including a cinema.

The immediate area provides some of the county's finest walking, cycling, and riding countryside as highlighted in the Tour of Britain cycling events. Box Hill, Ranmore, Leith Hill and the Surrey Hills are all accessible.

The M25 can be accessed at junctions 8 and 9, Reigate and Leatherhead. Gatwick Airport is approximately 12 miles away.

Train stations at Dorking Mainline and Deepdene provide access to both London Victoria and Waterloo, Guildford, Gatwick and towards the south and west of the country.

Tenure	Freehold
EPC	E
Council Tax Band	D







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft
External Cupboard = 1.5 sq m / 16 sq ft
Total = 68.8 sq m / 740 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1324292)

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