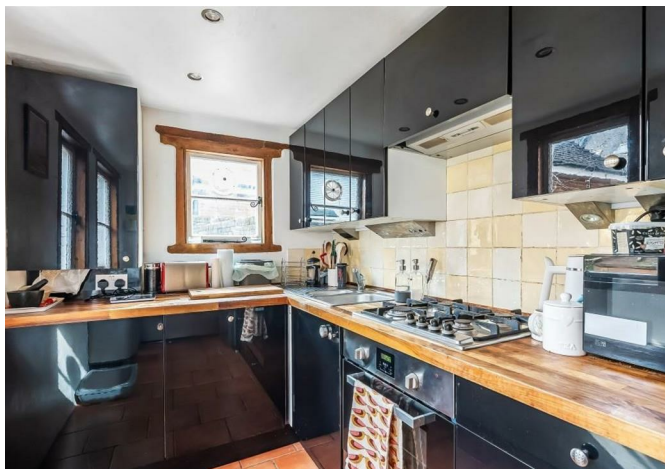




32a Church Street, Dorking, Surrey, RH4 1DW

Guide Price £459,950



- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING COURTYARD
- PERIOD FEATURES

- SUPERB LOCATION
- BONUS LOFT ROOM
- CLOSE TO TOWN CENTRE
- BASEMENT
- RESIDENT PERMIT PARKING AVAILABLE

Description

This delightful character cottage offers a unique blend of traditional charm and modern convenience. Just a stone's throw from the picturesque St Martins Church gardens and the vibrant Dorking high street, this property is perfectly situated for those who appreciate both tranquillity and accessibility.

Upon entering, you are welcomed into two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed accommodation includes two spacious double bedrooms, and a bonus loft room.

The property also boasts a useful basement, enhancing the living space and offering potential for further development.

Patio doors from the dining room lead to the south-facing walled courtyard that presents a lovely outdoor area, perfect for enjoying sunny days or hosting gatherings with friends and family.

Well presented throughout, this cottage retains many original features that add to its character and charm, making it a truly special home.

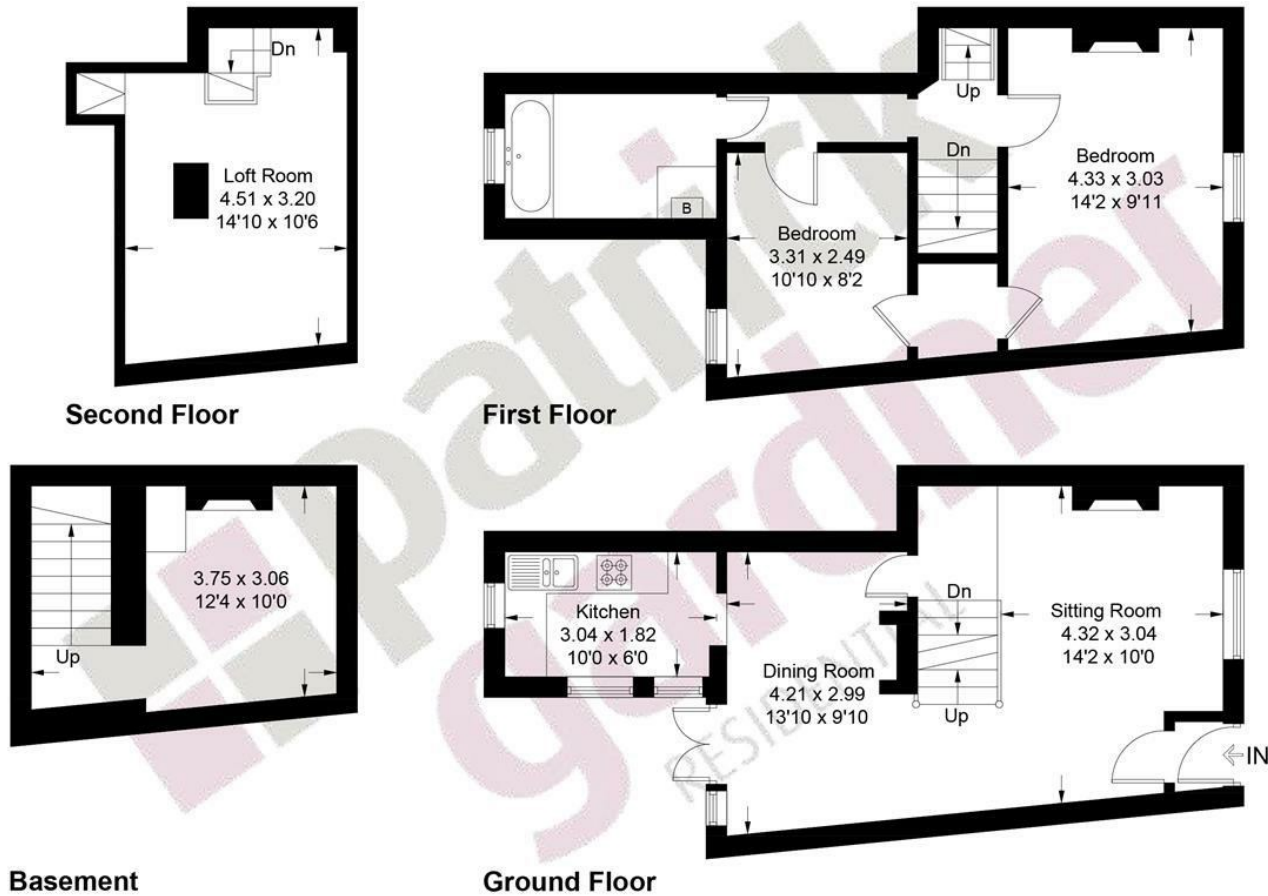
Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and TG Jones along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 73.5 sq m / 791 sq ft
 Basement = 13.8 sq m / 148 sq ft
 Total = 87.3 sq m / 939 sq ft
 Loft Room = 14.7 sq m / 158 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. (ID1280649)

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