



Vincent Road

Dorking

Guide Price £599,950

Property Features

- THREE BEDROOM VICTORIAN HOUSE
- SHORT WALK TO TRAIN STATIONS
- SPACIOUS DINING ROOM
- UPDATED KITCHEN & SEPARATE UTILITY
- FAMILY BATHROOM AND DOWNSTAIRS W/C
- SUNNY COURTYARD GARDEN
- PERIOD & CHARACTER FEATURES
- BEAUTIFULLY PRESENTED THROUGHOUT
- DORKING TOWN CENTRE
- WALKING DISTANCE FROM EXCELLENT SCHOOLS



Full Description

NO ONWARD CHAIN A characterful and stylish three double bedroom Victorian house, offering over 1,350 sq ft of flexible accommodation arranged across four floors. This beautifully updated home combines charming period features with a modern finish and is ideally situated in the heart of Dorking, just a short walk from the High Street, mainline train stations, excellent schools and miles of open countryside.

Upon entering, you're welcomed into a spacious hallway that sets the tone for the generous accommodation throughout. To the front, the sitting room measures an impressive 14'6 ft, featuring a stunning bay window, bespoke built-in shelving and an open fireplace that creates a cosy, inviting feel. Adjacent is the rear-aspect dining room, another well-proportioned space overlooking the garden, complete with an attractive exposed brick fireplace and solid wooden flooring throughout. The kitchen, recently updated to a high standard, is fitted with sleek floor-to-ceiling units, ample worktop space, a white ceramic sink, four-ring gas hob and a full range of integrated appliances. Skylight windows flood the space with natural light, and a door provides direct access to the pretty garden. A convenient downstairs cloakroom and utility with additional storage, W/C and sink completes the ground floor. From the hallway stairs lead down to a basement room which makes excellent storage, or with some work would make an excellent additional room.

Upstairs, the first-floor hosts two generous double bedrooms. The main bedroom is a particularly spacious 13'2 ft and includes built-in wardrobes, while the second double enjoys lovely views over the rear garden and also features fitted storage. A spacious and well-appointed family bathroom with a modern white suite completes this level. A further staircase leads to the second floor, where you'll find the third double bedroom, a bright and spacious room benefiting from three Velux windows and useful eaves storage. Set up by the current owners as a home office, this room provides the new owners versatility.

Outside

To the front, a charming, gated garden with a pathway and steps leads to the entrance. To the rear, the property enjoys a private courtyard garden designed for low maintenance. A generous patio area provides the perfect setting for al fresco dining or relaxing on a sunny afternoon. The garden is fully enclosed, offering a high degree of privacy, with well-stocked borders, climbing plants, and mature shrubs adding colour and interest.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

Location

Vincent Road is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

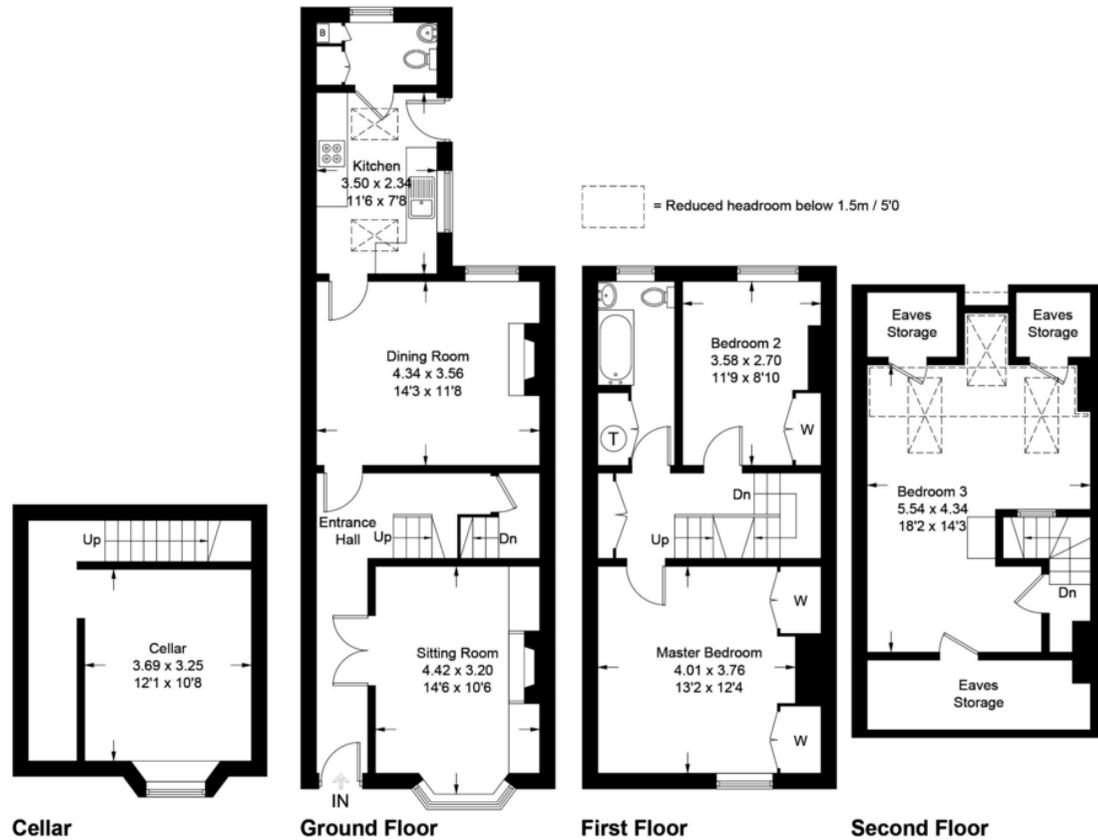
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Vincent Road, RH4

Approximate Gross Internal Area = 125.2 sq m / 1350 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 any decisions reliant upon them. (ID684841)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Surrey, RH4 2HD

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