



 **patrick  
gardner**  
RESIDENTIAL

51 Rothes Road, Dorking, Surrey, RH4 1LG

Price Guide £530,000



- VICTORIAN PERIOD COTTAGE
- MODERN KITCHEN
- FIRST FLOOR BATHROOM
- TOWN CENTRE LOCATION
- NO ONWARD CHAIN

- GENEROUS THROUGH LOUNGE
- TWO DOUBLE BEDROOMS
- MANY IMPROVEMENTS MADE
- PERMIT PARKING
- WELL PRESENTED THROUGHOUT

## Description

Positioned in the ever popular Rothes Road, Dorking, this delightful mid-terrace Victorian cottage presents a wonderful opportunity for those seeking a home with a modern twist and convenience. The property is ideally situated just a stone's throw from Dorking town centre and mainline stations, making it perfect for commuters and those who enjoy the vibrant local amenities.

This attractive home boasts an open plan, through-lounge reception room, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer a comfortable retreat, while the bathroom caters to all your essential needs. There is a very useful utility room located to the rear of the kitchen providing plumbing for a washing machine and a close coupled w.c. The property is presented in excellent condition, creating a warm and welcoming atmosphere throughout.

There are several standout features of this cottage; a complete refurbishment programme carried out by the owner in 2011, which includes the installation of a new kitchen, bathroom, new double glazed windows and doors and the upgrading to the electrical and gas systems.

The south/east facing garden is perfect for enjoying the sunshine and outdoor living. With rear access, it provides a lovely space for gardening enthusiasts or simply a peaceful spot to unwind after a long day.

Offered to the market with no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, a small family, or looking to downsize, this Victorian cottage is a rare find in a sought-after location.

## Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and Robert Dyas 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, including St Pauls School, The Ashcombe School, The Priory and Powell Corderoy are all within easy reach.

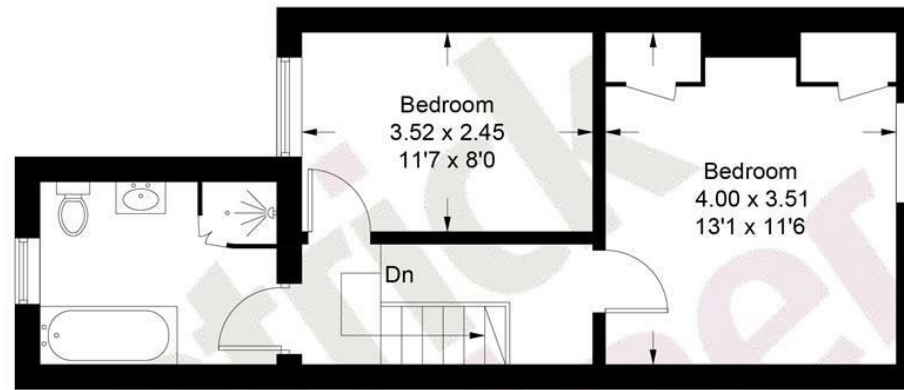
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom and Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene and Dorking West provide services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Wine Estate, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

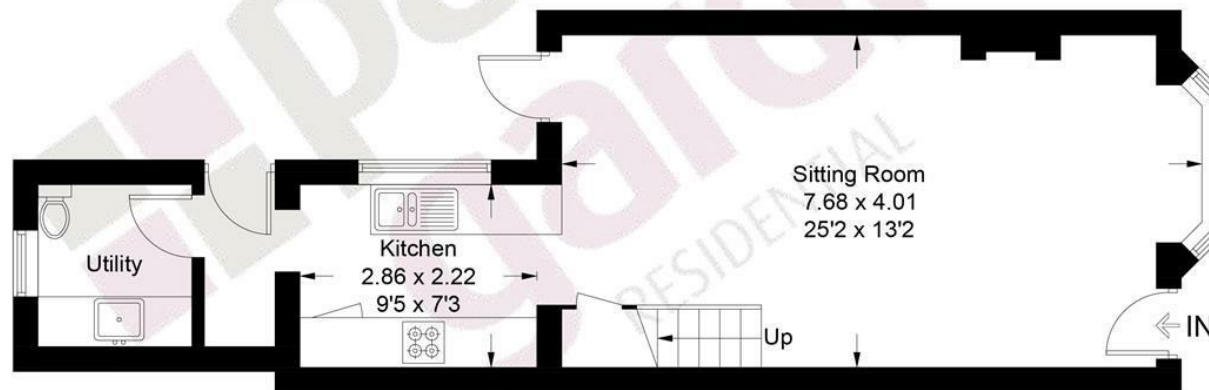
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 78.6 sq m / 846 sq ft



**First Floor**



**Ground Floor**

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. (ID1309475)

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