



37 Vincent Road, Dorking, Surrey, RH4 3JB

Price Guide £774,950



- DETACHED CHARACTER HOME
- WONDERFUL PERIOD FEATURES
- SEPARATE DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- GARDEN OFFICE
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- STYLISH FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DORKING TOWN CENTRE LOCATION

Description

Set in one of central Dorking's most sought-after residential roads, this handsome detached Victorian home, originally known as Fern Villa and dating from 1873, combines generous family accommodation with a wealth of period character. Ideally placed within St Paul's School catchment, it is only a few minutes' walk from the town centre, Waitrose and Lidl, and less than five minutes from the Nower and access to the Surrey Hills.

Extending to approximately 1,482 sq ft including the garden office and external WC, the accommodation is arranged over three floors. The lower ground floor provides a spacious kitchen/breakfast room with an original cast-iron range and direct garden access, opening through to a substantial dining room with Jøtul wood-burning stove. A useful front-to-rear side passage provides excellent secure storage and secondary access.

On the raised ground floor, the impressive principal sitting room spans the full width of the house, with two sash windows overlooking the garden, solid oak flooring and an original fireplace. To the front, a second reception room currently serves as a bedroom but offers excellent flexibility as a family room, playroom or reading / hobby room.

Upstairs are three further bedrooms, including a principal bedroom with concealed ensuite shower room, together with a stylish family bathroom. Period fireplaces, cast-iron style radiators, oak flooring and original detailing feature throughout.

Outside, the private south-facing rear garden has been landscaped for low-maintenance enjoyment, with established planting, entertaining areas and feature-lit flint and brick walling. A fully insulated, heated and air-conditioned garden office/studio provides an excellent dedicated work-from-home or creative space.

The property benefits from public on-street parking in Vincent Road and Vincent Lane (the adjacent driveway is not part of the property).



Situation

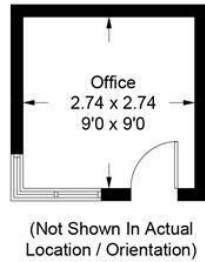
Vincent Road is a highly regarded residential road within Dorking's conservation area, ideally situated in the heart of this attractive market town. The property is within easy reach of an excellent selection of shops, cafés, restaurants and everyday amenities, including Waitrose, Marks & Spencer, Waterstones and Boots. Dorking also boasts a thriving independent dining scene, with an array of cafés, restaurants and traditional pubs to enjoy.

At the eastern end of the town, Dorking Halls provides a cinema, theatre and sports centre, offering a wide range of leisure and entertainment options. The area is also well served by a number of highly regarded schools, including St Paul's School, The Ashcombe School, The Priory School and Powell Corderoy Primary School.

For commuters, Dorking Main station offers regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of around 55 minutes, while Dorking Deepdene and Dorking West provide connections to Guildford, Reigate, Gatwick Airport and beyond.

To the north, Denbies Wine Estate, England's largest vineyard, offers tours, restaurants, a farm and village shop, brewery and an extensive network of scenic walking routes through the stunning surrounding countryside.

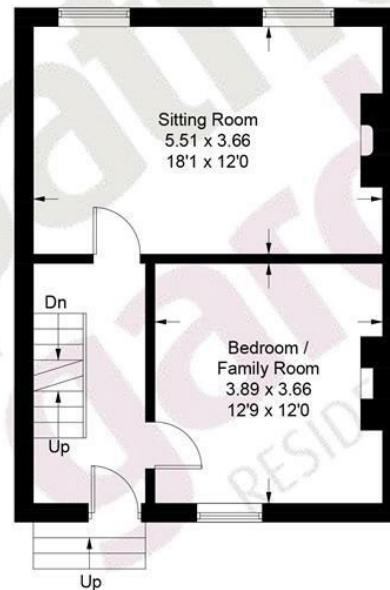
Tenure	Freehold
EPC	D
Council Tax Band	E



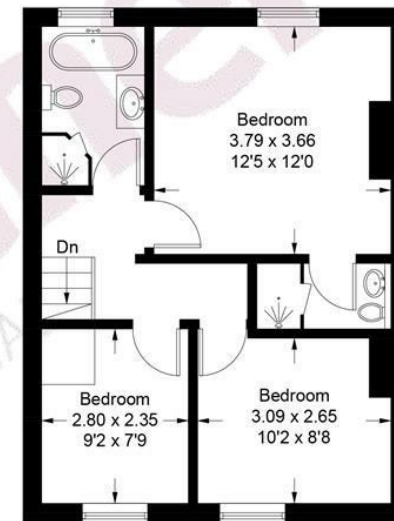
Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft
 External Wc = 1.1 sq m / 12 sq ft
 Office = 7.6 sq m / 82 sq ft
 Total = 137.7 sq m / 1482 sq ft



Ground Floor



First Floor



Second 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. (ID1329586)
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