



8 Dene Street Gardens, Dorking, Surrey, RH4 2DN

Price Guide £460,000



- CHARMING VICTORIAN COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM UPSTAIRS
- TWO RECEPTION ROOMS
- MOMENTS FROM DORKING HIGH STREET
- TOWN CENTRE LOCATION
- GROUND FLOOR SHOWER ROOM
- PERIOD FEATURES THROUGHOUT
- DELIGHTFUL WALLED REAR GARDEN
- CLOSE TO MAINLINE TRAIN STATIONS

Description

Tucked away within the charming, private enclave of Dene Street Gardens, an attractive period setting of similar homes, this beautifully presented Victorian terraced cottage enjoys a peaceful and secluded position in a no-through road, right in the heart of Dorking town centre. The property is ideally located just moments from the High Street and within easy walking distance of the mainline railway station.

Approached through a wrought-iron gate, a pathway leads to the front door, opening into a spacious and inviting sitting room. This elegant space features a sash window to the front and a characterful cast iron fireplace with decorative surround. An internal panelled door leads to the inner hall, where stairs rise to the first-floor landing. From here, a further door opens into the dining room, which is another delightful reception space, complete with an exposed brick chimney breast and a large understairs storage cupboard fitted with shelving.

The kitchen has been tastefully updated with a range of painted wall and base units, complemented by a butler sink and attractive terracotta tiled flooring. From here, there is direct access to the rear garden, and a door from the kitchen leads to a modern ground floor cloakroom, fitted with a WC, wash hand basin and shower.

Upstairs, the first-floor landing provides access to two well-proportioned double bedrooms, both retaining period charm. The principal bedroom benefits from an original fireplace surround. The spacious family bathroom is well appointed with a white suite comprising a tiled bath and separate shower cubicle, while a Velux window floods the room with natural light.

Externally, the property enjoys a delightful walled rear garden, offering a peaceful and private space in which to relax. A timber shed is positioned to the rear, and there is the added benefit of a useful rear access gate.

Offered in excellent order throughout, this characterful home is ready to move into and enjoy. Early viewing is highly recommended — please contact us to arrange your appointment.

Situation

Ideally situated in the heart of Dorking town centre, the property enjoys immediate access to an excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots. The town also boasts a superb selection of restaurants, cafés and well-regarded pubs, catering to a variety of tastes.

For leisure and entertainment, Dorking Halls offers theatre productions, cinema screenings and sports facilities, while Meadowbank Park is just moments away, providing extensive recreational amenities and green open space.

The area is well served by a range of highly regarded schools for all ages, including Powell Corderoy Primary School and St Paul's CofE Primary School, along with The Priory Church of England School and The Ashcombe School, all conveniently located within easy walking distance.

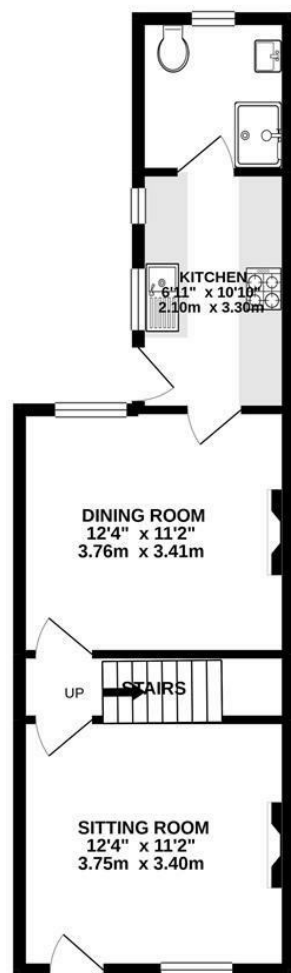
To the north of the town lies Denbies Wine Estate, the UK's largest vineyard, offering tours, dining and picturesque countryside walks. The surrounding area also includes designated Areas of Outstanding Natural Beauty, such as Box Hill and the Surrey Hills, both renowned for their scenic landscapes and outdoor pursuits.

For commuters, Dorking railway station provides regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of approximately 55 minutes. Additional rail services are available from Dorking Deepdene railway station and Dorking West railway station, offering connections to Guildford, Reigate, Gatwick and beyond.

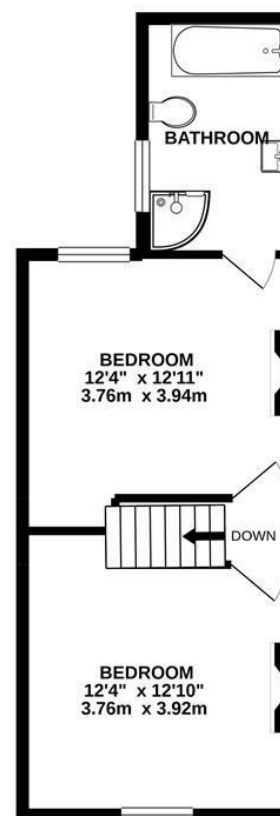
Tenure	Freehold
EPC	D
Council Tax Band	D



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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