



7 Horsham Road, Dorking, RH4 2JL

Price Guide £370,000



- Characterful End of Terrace Victorian Cottage
- Two Double Bedrooms
- Cottage Style Kitchen
- Pretty Paved Rear Garden
- Charming Brick Built Store - Easily Adaptable
- Conveniently Located Close to Dorking Town
- Modern Bathroom
- Bonus Garden Room
- South-West Facing Garden
- Ideal First Time Buy or Downsize

Description

Nestled on Horsham Road in the picturesque town of Dorking, this charming end-of-terrace Victorian cottage offers a delightful blend of character and modern living. As you step into the property, you are welcomed by a spacious living room, complete with a feature fireplace that adds warmth and charm to the space. This inviting area seamlessly flows into a quaint cottage kitchen offering plenty of space for culinary enthusiasts.

At the rear of the ground floor, you will find a modern bathroom situated next to a garden room overlooking the rear garden which currently doubles up as a convenient utility room. The property boasts two well-proportioned bedrooms on the first floor; one is situated at the front, while the other enjoys views over the pretty rear garden, providing a peaceful retreat.

The south-west facing rear garden is a true highlight, featuring a cottage-style design that invites relaxation and enjoyment. It is predominantly paved, adorned with mature planted borders that add a touch of greenery and vibrancy. A raised terrace at the rear of the garden is an ideal spot for a table and chairs, allowing you to bask in the sun and enjoy alfresco dining or simply unwind in your secluded outdoor space. Additionally, a charming brick-built store offers potential for adaptation, whether for storage or a creative project.

This delightful cottage is conveniently located close to Dorking Town Centre, providing easy access to local amenities, shops, and transport links. With its characterful features and inviting atmosphere, this property is perfect for those seeking a cosy home in a desirable location and a natural choice for First Time Buyers or someone looking to be close to the Town.

Situation

Only a short distance from Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots, the High Street enjoys a selection of well regarded restaurants, coffee shops and pubs.

The well supported Dorking Halls, at the eastern end of the town, includes a cinema and theatre and is located next to the main sports centre which offers a swimming pool and well equipped gym.

There is a superb selection of local schools close to the property including St Paul's, The Priory, The Ashcombe, Powell Corderoy and St Joseph's all within easy reach.

Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction with a journey time of approx. 55 minutes. There are two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest vineyard, which has tours, restaurants, a shop, a brewery and some wonderful walks and Dorking is surrounding by Areas of Outstanding Beauty, including Box Hill and the Surrey Hills.

Tenure	Freehold
EPC	D
Council Tax Band	D



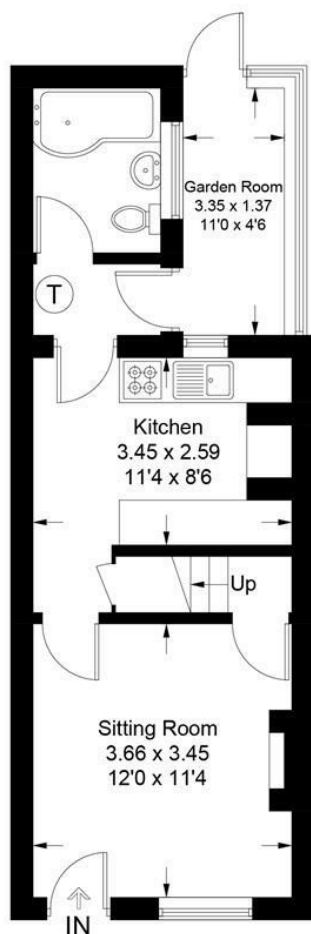
Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

Store = 3.6 sq m / 39 sq ft

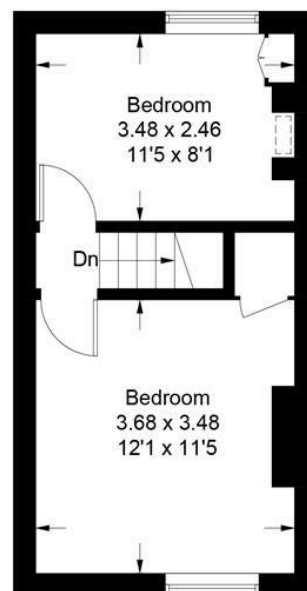
Total = 65.6 sq m / 706 sq ft



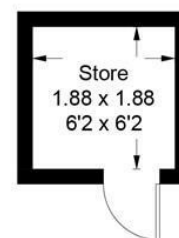
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1251210)

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171 High Street, Dorking, Surrey, RH4 1AD

Tel: 01306 877775 **Email:** dorking@patrickgardner.com

www.patrikgardner.com

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