



Rothes Road

Dorking, RH4 1LB

£725,000

Property Features

- Three double bedrooms
- Beautifully presented throughout
- Two reception rooms
- Modern kitchen with doors into the garden
- Bonus office/family room
- Period & character features
- Pretty views across Dorking
- Family bathroom & en suite to master
- Delightful garden backing onto Meadowbank Park
- Walking distance from excellent schools, train stations & Meadowbank Park



Full Description

A superbly presented and thoughtfully extended three-bedroom family home offering bright, flexible living accommodation, a bonus basement room, a delightful rear garden, and stunning views across Meadowbank Park. Perfectly positioned in the heart of Dorking on the highly sought-after Rothes Road, this characterful property is within easy walking distance of train stations, excellent schools, the High Street, and all the town's amenities.

The front aspect sitting room exudes charm, featuring a beautiful bay window, period fireplace, and original detailing that adds to the cosy, welcoming feel. Across the hall lies an impressive open-plan kitchen/dining room, designed as the hub of the home, with ample space for a large dining table. The kitchen area, slightly stepped down, is fitted with floor-to-ceiling contemporary units, solid wood worktops, a Belfast sink, space for all standard appliances, and underfloor heating. Natural light streams in via skylights and French doors out to the garden, creating a bright and inviting space-perfect for entertaining. Stairs lead down from the hallway to the lower ground floor, where a generous bonus room currently used as a hobby room offers versatility as a home office, playroom, or occasional bedroom. This space also benefits from its own external access, with steps leading up to the front of the property. The first floor features two double bedrooms. Bedroom two is a spacious front aspect room with twin fitted wardrobes, while bedroom three enjoys peaceful views over Meadowbank Park and also includes built-in storage. A modern family bathroom with a white suite and stylish tiling completes the floor.

A further staircase leads to the impressive second-floor master suite. This light-filled space offers far-reaching views across Dorking to Ranmore and includes an updated en suite shower room and access to generous eaves storage.

Outside

To the front, a pathway leads to the entrance with access to the rear garden via a side gate. The enclosed rear garden is thoughtfully landscaped, with a lawned area, raised deck-ideal for outdoor dining-and a further shingled patio to the rear with a large garden shed. Mature planting, shrubs, and flower beds provide colour and privacy, making this a tranquil outdoor retreat.

Location

Rothes Road is ideally situated in the centre of Dorking, just a short stroll from the town's vibrant High Street, three rail way stations (including Dorking and Deepdene), and a wide range of shops, restaurants, and leisure facilities. Dorking offers excellent transport links with direct rail services to London Victoria and Waterloo in around 50 minutes and easy access to the M25 (Junctions 8 and 9). The area is well-served by reputable schools, including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's primary schools. The surrounding countryside, including Box Hill, The Nower, and Ranmore Common, offers miles of scenic walking and cycling routes, while Denbies Wine Estate is just minutes away.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 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.





Rothes Road, RH4

Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 8.9 sq m / 96 sq ft
 Total = 126.3 sq m / 1360 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. (ID711751)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
 sales@seymours-dorking.co.uk
 01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

