



# Rothel Road, Dorking

£825,000





Roths Road is a charming four-bedroom Victorian townhouse, ideally positioned with direct access to Meadowbank Park. Rare for properties on this street, it benefits from both off-street parking and a private garage. The home also features a low-maintenance rear garden, two well-appointed bathrooms, and an abundance of classic Victorian character throughout. A practical study on the top floor adds further versatility, perfect for home working or quiet retreat.





Set on Rothes Road in the heart of Dorking, this striking Victorian townhouse offers a delightful blend of original character and modern living. With its elegant façade and period features, this home is sure to captivate those who appreciate the beauty of Victorian architecture.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The open plan ground floor layout enhances the flow of the living areas, creating a warm and inviting atmosphere. The well-appointed kitchen seamlessly connects to the dining space, making it perfect for family gatherings or hosting friends.

This townhouse boasts four well-proportioned bedrooms, ensuring plenty of room for family or guests. The separate study on the top floor offers a quiet retreat, ideal for those who work from home or require a dedicated space for study. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property backs directly onto Meadowbank Park, providing a picturesque view and easy access to green spaces for leisurely strolls or outdoor activities. The low maintenance rear garden is perfect for enjoying the outdoors without the hassle of extensive upkeep, allowing you to spend more time relaxing and less time gardening.

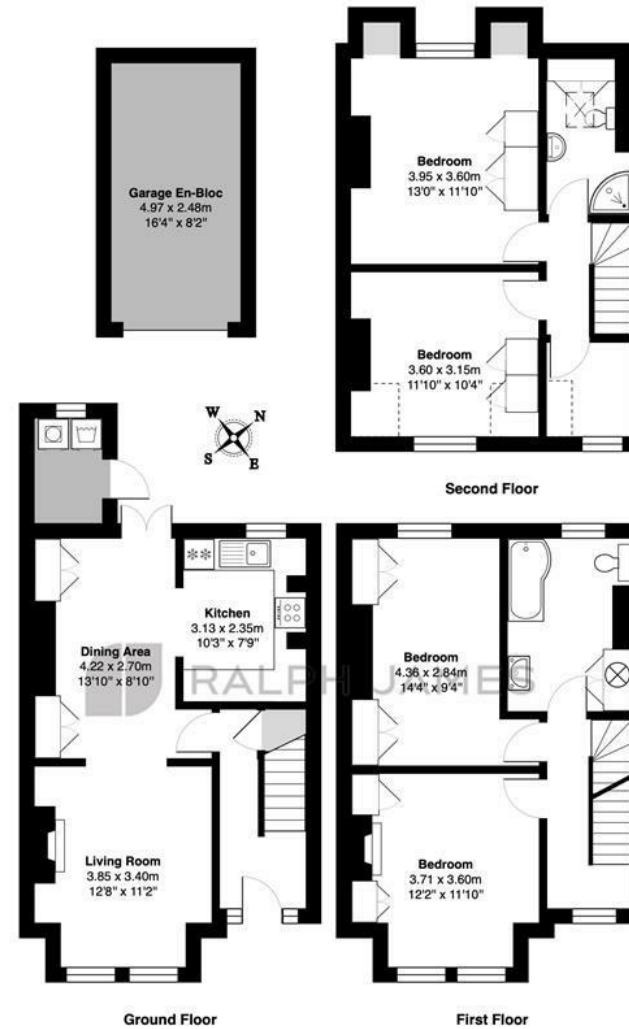
Additionally, off-street parking and a garage offer convenience and security for your vehicles. Located in a central town location, you will find yourself within easy reach of local amenities, shops, and transport links, making this home not only beautiful but also practical.

In summary, this Victorian townhouse on Rothes Road is a rare find, combining character, space, and a prime location. It is an ideal choice for families or anyone seeking a charming home in the heart of Dorking.



# Need to know

- Striking Victorian townhouse with abundance of original character
- Backing directly on to Meadowbank Park
- Off Street parking and garage
- Four well proportioned bedrooms
- Open plan ground floor accomodation
- Low maintenaince rear garden
- Two bathrooms
- Separate study on top floor
- Central town location in Dorking
- Two spacious reception rooms



## Interested?

dorking@ralphjames.co.uk  
01306 284555

ralphjames.co.uk

Rothes Road, Dorking

Total Area: 124.8 m<sup>2</sup> ... 1343 ft<sup>2</sup> (excluding garage en-bloc)

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