



53 Rothes Road, Dorking, Surrey, RH4 1LG

Guide Price £449,950



- ATTRACTIVE PERIOD HOME
- TWO RECEPTION ROOMS
- SOUTH FACING COURTYARD
- REAR ACCESS
- CLOSE TO MAINLINE STATION

- SUPERB LOCATION
- TWO BEDROOMS
- PERIOD FEATURES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

## Description

Located in Rothes Road, Dorking, this delightful mid-terrace Victorian cottage presents a wonderful opportunity for those seeking a home with character and convenience. The property is ideally situated just a stone's throw from Dorking town centre and mainline stations, making it perfect for commuters and those who enjoy the vibrant local amenities.

This attractive home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer a comfortable retreat, while the bathroom caters to all your essential needs. The property retains many original features, adding to its charm and character, and creating a warm and welcoming atmosphere throughout.

One of the standout features of this cottage is the south/east facing garden, which is perfect for enjoying the sunshine and outdoor living. With rear access, it provides a lovely space for gardening enthusiasts or simply a peaceful spot to unwind after a long day.

Offered to the market with no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, a small family, or looking to downsize, this Victorian cottage is a rare find in a sought-after location.

## Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

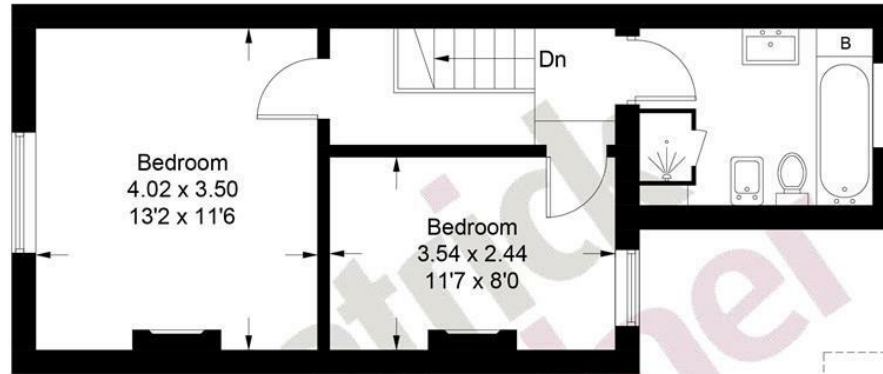
There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	C

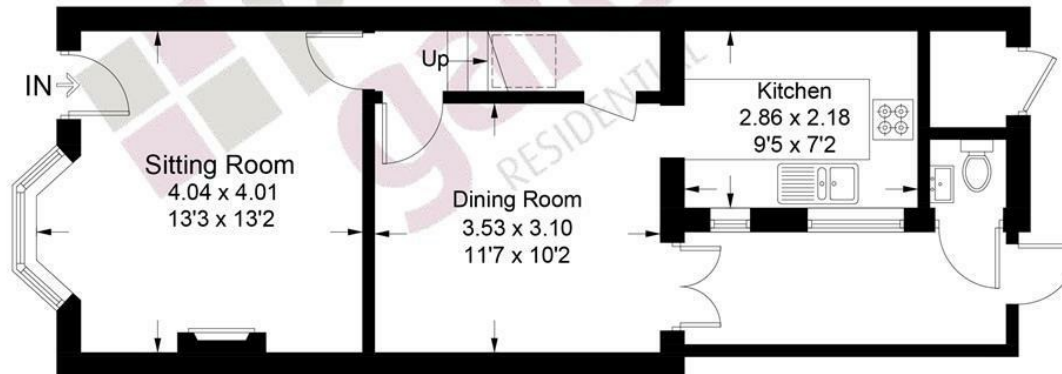


Approximate Gross Internal Area = 80.8 sq m / 870 sq ft  
External Store = 1.3 sq m / 14 sq ft  
Total = 82.1 sq m / 884 sq ft



= Reduced headroom below 1.5m / 5'0

**First Floor**



**Ground 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. (ID1281551)

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