



8 Harrowgate Gardens, Dorking, Surrey, RH4 2JW

Price Guide £415,000

**patrick  
gardner**  
RESIDENTIAL



- MID TERRACED PERIOD PROPERTY
- BEAUTIFULLY PRESENTED
- GENEROUS KITCHEN BREAKFAST ROOM
- ADDITIONAL LOFT ROOM
- BRICK BUILT SHED & STORE
- TWO BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- FIRST FLOOR BATHROOM
- SECLUDED REAR GARDEN
- SET BACK FROM HORSHAM ROAD

## Description

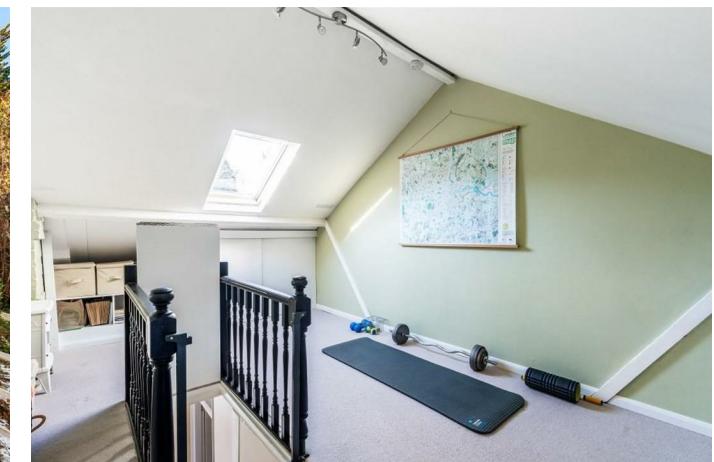
Nestled in the charming Harrowgate Gardens of Dorking, this delightful Victorian mid-terraced cottage offers a perfect blend of character and modern living. Dating back to before 1900, the property has been beautifully presented and thoughtfully improved throughout, making it an inviting home for any prospective buyer.

Upon entering, you are welcomed into a lovely lounge featuring a pretty fireplace surround, creating a warm and cosy atmosphere. The generous kitchen breakfast room is ideal for both casual dining and entertaining, providing ample space for family gatherings. The first floor boasts two well-proportioned bedrooms, complemented by a stylish bathroom that features a luxurious roll-top bath, perfect for unwinding after a long day.

One of the standout features of this property is the spacious loft room, which offers versatility for use as a study, playroom, or additional storage space. The secluded rear garden is a true gem, complete with a brick-built shed and store, providing a tranquil outdoor retreat with delightful rooftop views towards Tower Hill.

Set back from the bustling Horsham Road, this home enjoys easy access to the town centre, making it convenient for shopping, dining, and local amenities. The new double-glazed windows and rear door enhance both energy efficiency and security, ensuring comfort throughout the seasons.

This charming cottage is a rare find in Dorking, combining period features with modern conveniences, making it an ideal choice for those seeking a unique and inviting home. Don't miss the opportunity to make this lovely property your own.



## 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 and 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

C

### Council Tax Band

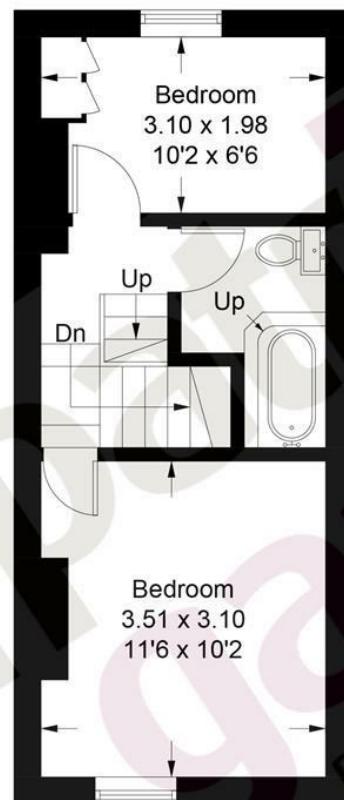
D

 = Reduced headroom below 1.5m / 5'0

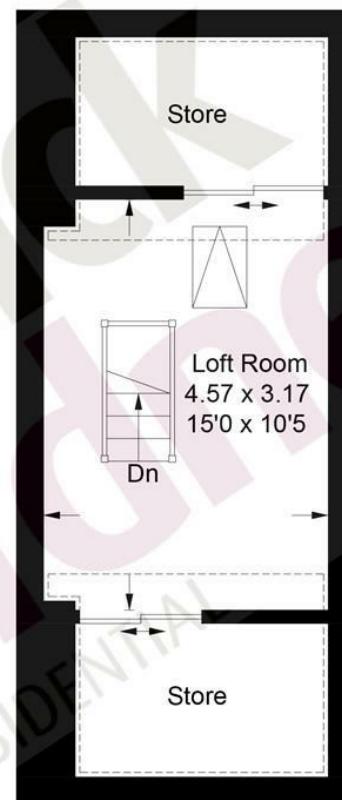
Approximate Gross Internal Area = 77.8 sq m / 837 sq ft  
Outbuildings = 8.3 sq m / 89 sq ft  
Total = 86.1 sq m / 926 sq ft  
(including Loft Room)



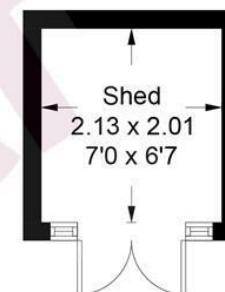
**Ground Floor**



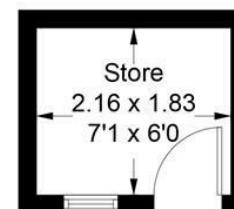
**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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