

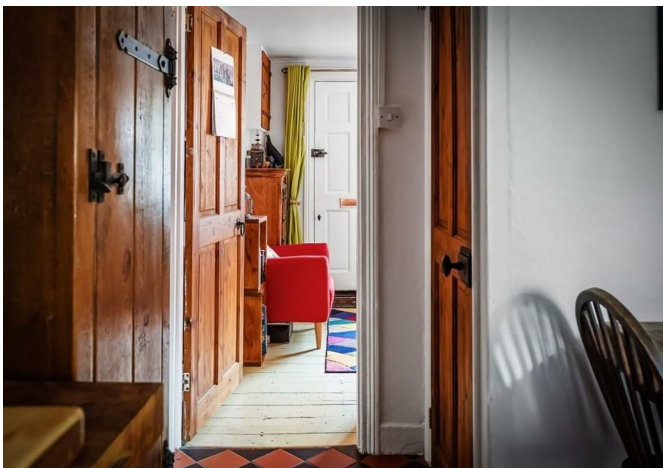


patrick  
gardner  
RESIDENTIAL

2 Hampstead Road, Dorking, Surrey, RH4 3AF

Price Guide £375,000





- MID-TERRACE VICTORIAN COTTAGE
- TWO GOOD-SIZED BEDROOMS
- STYLISH BATHROOM
- LARGE CELLAR
- SOUTH-FACING GARDEN WITH STORAGE
- LOCATED CLOSE TO DORKING CENTRE
- CHARACTERFUL KITCHEN DINER
- LIVING ROOM WITH LOG BURNING STOVE
- PERIOD FEATURES RETAINED
- VENDOR-SUITED



## Description

Located in the bustling market town of Dorking, this charming mid-terraced Victorian house offers a feast of period features. With its prime location just a stone's throw from Dorking town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

The ground floor comprises a cosy sitting room with log burning stove, a characterful kitchen with wooden units and traditional Belfast sink, and a stylish family bathroom. From the kitchen there is access to the private rear garden, with space for outdoor seating, and useful, stone-built storage. A garden path leads to a mature wildlife garden with pond.

On the first floor two well-proportioned bedrooms can be found, both with period, feature fireplaces, adding to the charm of this welcoming home.

This wonderful Victorian cottage combines character and comfort and provides not only easy access to local amenities but also the surrounding countryside. With its well-proportioned rooms and charming features, viewings are highly recommended.

## Situation

Hampstead Road is situated within easy reach of Dorking town centre with its comprehensive range of independent shops, antique centres and national stores such as Waitrose, Marks & Spencer, Waterstones and Robert Dyas, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls, with its theatre and cinema, and Dorking Sports Centre are both conveniently located at the top of the High Street.

Dorking offers a highly regarded selection of schools at all levels and Dorking mainline station offers services to London Victoria and London Waterloo (50 minutes), whilst Dorking Deepdene and Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately five miles from the town.

To the north of Dorking is Denbies Wine Estate, the UK's largest vineyard, offering tours, restaurants, a brewery, a farm shop and some wonderful walks. In the immediate surrounding area is some of the county's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

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



Approximate Gross Internal Area = 58.2 sq m / 626 sq ft  
Cellar = 16.4 sq m / 176 sq ft  
External Store = 1.5 sq m / 16 sq ft  
Total = 76.1 sq m / 818 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 decisions reliant upon them. (ID1284799)

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