

Hatton House Junction Road, Dorking, Surrey, RH4 3HB

Guide Price £799,950









- DETACHED CHARACTER HOME
- FOUR BEDROOMS
- WONDERFUL ORIGINAL PERIOD FEATURES
- STYLISH FAMILY BATHROOM
- FRONT AND SIDE ACCESS
- PRIME TOWN CENTRE LOCATION
- FOUR FLOORS OF LIVING SPACE
- DOUBLE ASPECT MAIN RECEPTION ROOM
- ENCLOSED, PRIVATE REAR GARDEN
- FIRST YEAR OF PERMIT PARKING PAID

Description

Situated in the heart of Dorking, this characterful, detached four-bedroom home is ideal for those seeking a charming, period property in a prime, town centre location. The property boasts a wealth of beautiful and original period features, including sliding sash windows, original panelled doors, high ceilings with moulded cornices, period fireplaces, and stained-glass windows.

The ground floor comprises a large reception room, study and sun room that leads to the rear garden. The double aspect, main reception room is bathed in light and boasts a beautiful, character fireplace, ceiling rose and bay window to the front of the house. Moving down to the lower ground floor, the fitted kitchen leads through to the dining room, featuring a Rayburn and further bay window.

The first floor boasts three bedrooms, a stylish family bathroom and a useful separate WC. A spacious, fourth bedroom, measuring 23ft, can be found on the second floor.

The character of the house extends to the rear garden, which is an oasis of green in the centre of town, possessing a combination of mature shrubs, wildlife pond and paving. A traditional outbuilding provides further useful storage space. The house also benefits from side access.

As an incentive to purchase, the current owners will cover the cost of the resident's permit for one car for the first year.

Situation

Junction Road is situated within easy reach of Dorking town centre with its comprehensive range of independent shops and national stores such as Waitrose, Marks & Spencer, Waterstones and Robert Dyas, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls includes a theatre, cinema and sports centre, 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 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.

Tenure	Freehold
EPC	F
Council Tax Band	F







Junction Road, RH4

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft
Outbuilding = 6.3 sq m / 68 sq ft
Total = 174.6 sq m / 1879 sq ft

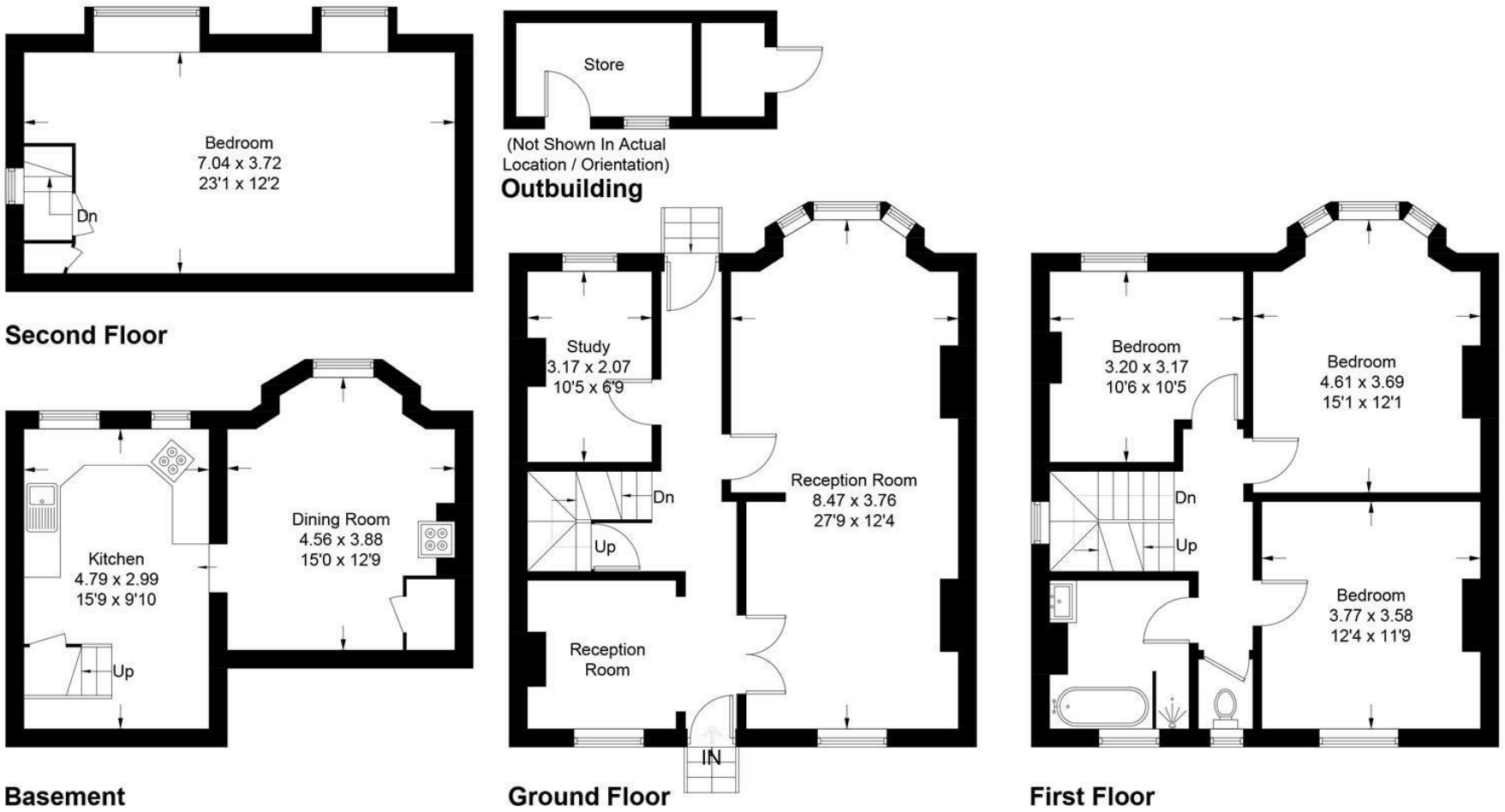


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