



7 Dene Street Gardens, Dorking, Surrey, RH4 2DN

Asking Price £470,000



- CHARMING VICTORIAN COTTAGE
- SUPERB CENTRAL DORKING LOCATION
- TWO INVITING RECEPTION ROOMS
- TWO GENEROUSLY SIZED BEDROOMS
- OFFERED WITH NO ONWARD CHAIN
- END TERRACE POSITION IN POPULAR ROAD
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH KITCHEN WITH DOORS TO GARDEN
- PRIVATE, SUNNY COTTAGE GARDEN
- NEW COMBI BOILER INSTALLED APRIL 2026

Description

Set within the sought-after Dene Street Gardens, this beautifully presented end-of-terrace Victorian cottage offers a wonderful blend of period charm and modern comfort, right in the heart of Dorking town and just moments from the vibrant High Street.

From the moment you step inside, the character of this delightful home is immediately apparent. The cosy living room features an attractive brick fireplace with a woodburner, creating a warm and inviting space for relaxing. This leads through to a generous dining room, which also benefits from a feature fireplace and provides an ideal setting for entertaining family and friends.

The well-appointed kitchen is particularly impressive, offering an excellent range of cupboards, generous worktop space and a useful breakfast bar. French doors open directly onto the rear garden, allowing natural light to fill the room while creating a seamless connection with the outdoors.

Upstairs, there are two generously proportioned bedrooms, each enjoying its own pleasant aspect, together with a well-sized family bathroom.

Outside, the charming cottage garden provides a private and sunny setting in which to relax and enjoy the outdoors. A block-paved area offers space for seating, while rear gate access adds further practicality.

Further benefits include a new boiler installed in April, and the property is offered to the market with no onward chain. There is also a 'right to park' obtained via Land Registry in Dene Street Gardens, providing valuable convenience in this central location.

A characterful Victorian home in a highly desirable Dorking setting, this delightful cottage combines period features, comfortable living spaces and a superb location within easy reach of the town centre.

Situation

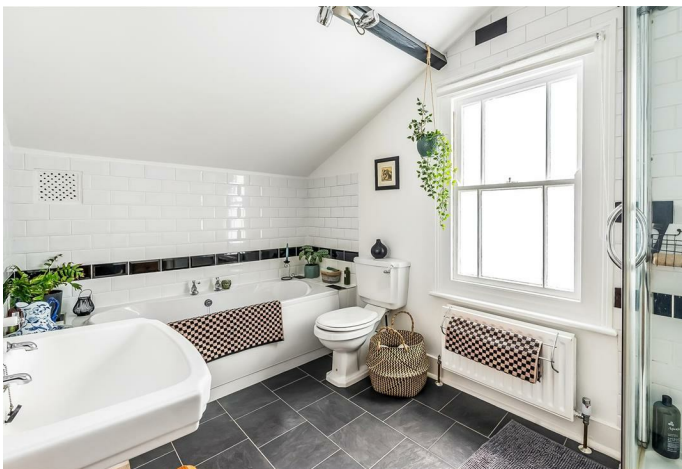
Ideally positioned just moments from Dorking town centre, the property is perfectly placed for the town's excellent selection of shops, cafés, restaurants and amenities. Familiar names including Waitrose, Marks & Spencer and Waterstones sit alongside a thriving independent scene, with everything from coffee shops and traditional pubs.

Dorking Halls, at the eastern end of the town, offers a cinema, theatre and sports centre, while the area is also well served by highly regarded schools including St Paul's School, The Ashcombe School, The Priory School and Powell Corderoy Primary School.

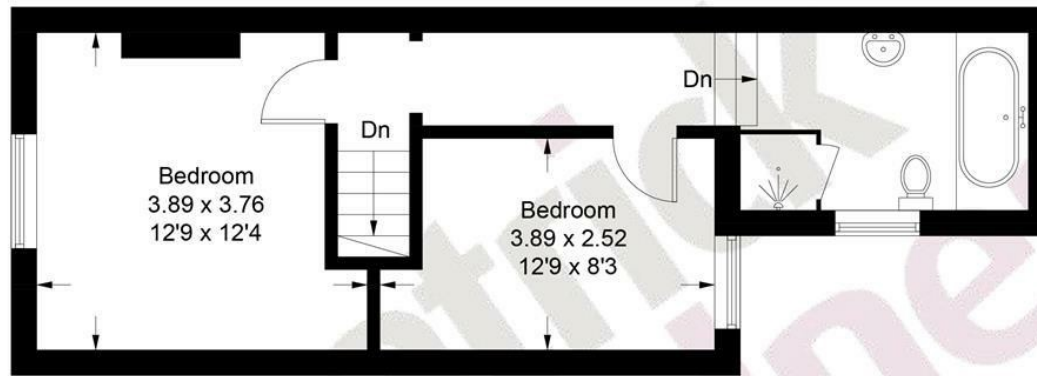
Excellent transport links include Dorking main station, with regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, taking approximately 55 minutes. Dorking Deepdene and Dorking West provide additional connections to Guildford, Reigate and Gatwick Airport.

The town is surrounded by beautiful Surrey countryside, with Denbies Wine Estate just to the north, making Dorking an excellent choice for those seeking a balance of town and country living.

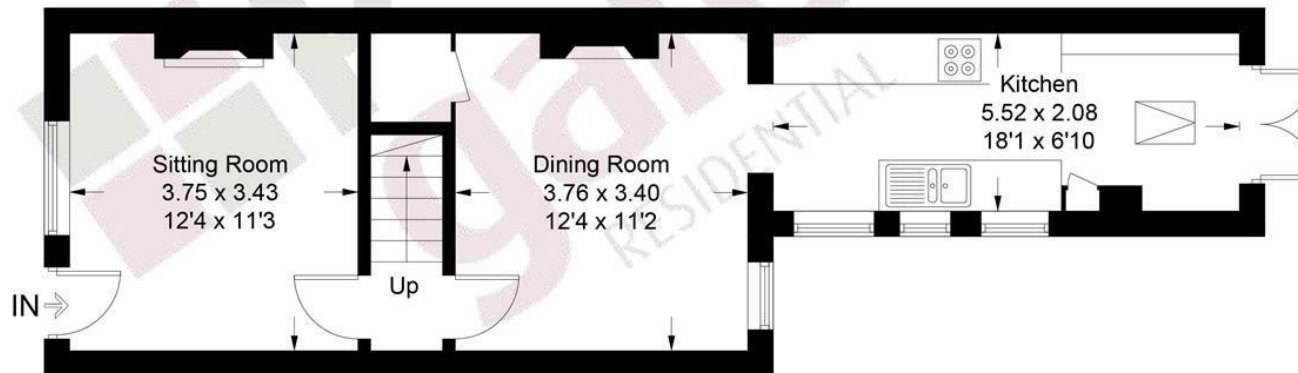
Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



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. (ID1325656)

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