



1 Vincent Cottages, Vincent Lane, Dorking, Surrey, RH4 3HF

£345,000 Freehold

1 Vincent Cottages, Vincent Lane, Dorking, Surrey, RH4 3HF

- 2 Bedroom Victorian Cottage
- Living Room With 'Jotul' Gas Fired Stove
- Dining Room With Period Solid Fuel Range
- Kitchen with Granite Surfaces
- First Floor Bathroom
- Very Close To The Town
- Full Of Character
- Tiered Rear Garden
- No Onward Chain
- EPC Rating E Council Tax Band D



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The Property 1 Vincent Cottages is a very pretty part tile hung Victorian Cottage that is full of charm and original features. Entered via a small entrance hall you enter the living room with stripped pine floor boards, shutters to the window, a corner cupboard fitment for concealing a television, three quarter height tongue and groove panelled walls, 'secret' shelving to the side of the chimney breast, attractive gas fired Jotul stove in a tiled recess. A latched door conceals the staircase which turns with a side window to the first floor.

The dining room opens to the kitchen and is situated at the rear opening to the garden via a stable door. The kitchen has a handmade pine kitchen with floor and wall cabinets, built in fridge and freezer, Bosch 4 ring gas hob, AEG extractor fan, built in microwave, space for a slimline dishwasher, stainless steel splashbacks, and granite surfaces. The flooring is black slate tiles, and these carry through into the dining room, which has a window to the rear a period solid fuel stove on a brick heath, and a built in pine store cupboard. There is access to the undertstairs area and this has provision for the plumbing of a washing machine.

On the first floor there are two bedrooms the main at the front, the second bedroom has a small period fireplace. The bathroom has a white suite, with a roll top bath and an 'olde' style sunflower head shower unit, with a ring shaped curtain enclosure.

The rear garden backs west and has been cleared ready for planting, there is a small patio area immediately behind the house and a gated side access.



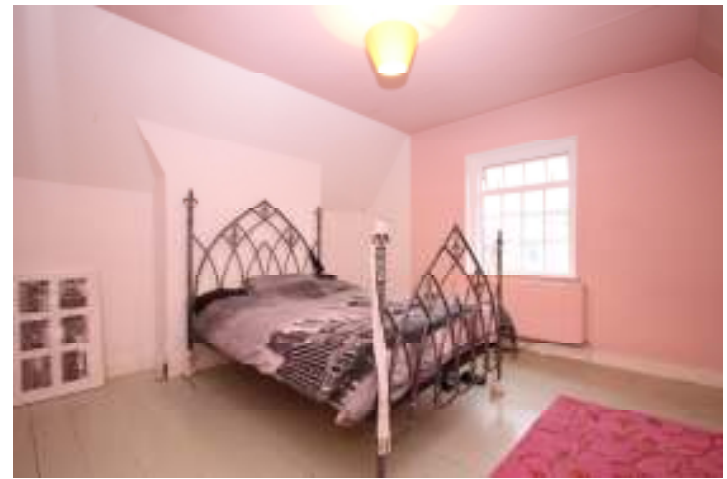
Situation The property sits up from the road on the west of the town, within 500m of the town's new Waitrose store and about 1.5 miles for the mainline station.

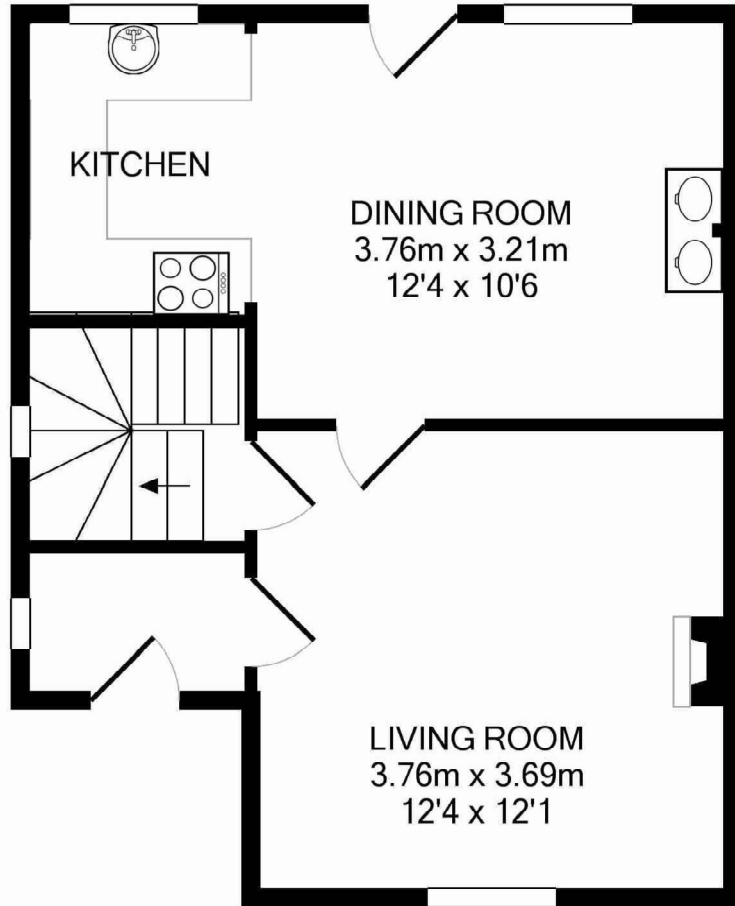
Dorking offers a fine selection of facilities including 5 supermarkets, numerous restaurants, an array of local and national shops, the Dorking Halls, which includes a cinema, and sports centre and a well regarded selection of schools and doctors surgeries.

The immediate area provides some of the counties finest walking, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

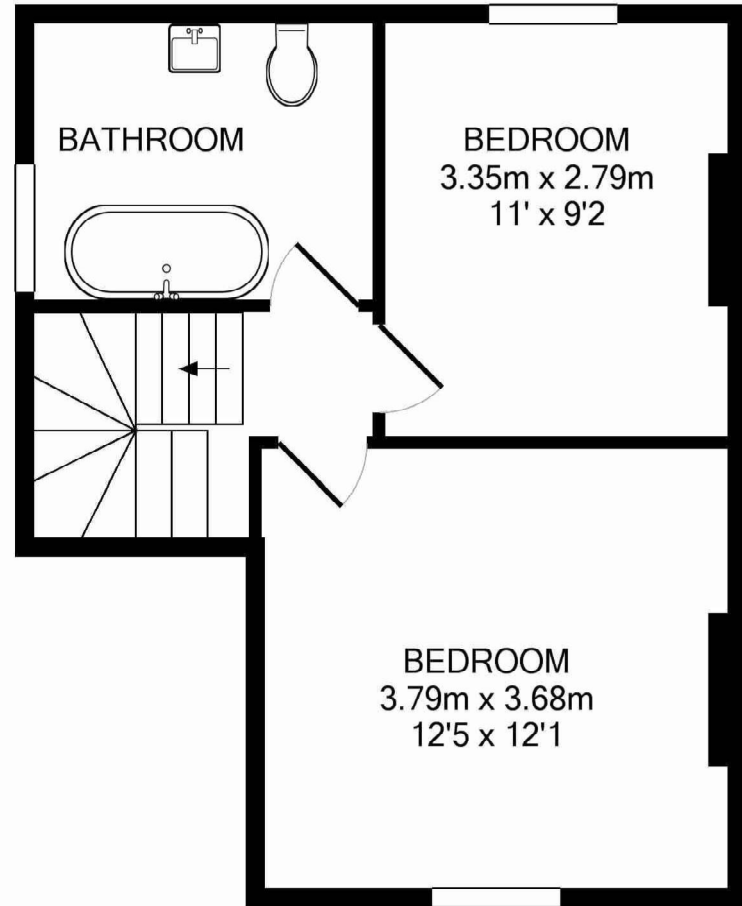
The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead and Gatwick Airport is approx 11 miles away.

PGD1458





Ground Floor
 Approx. Floor
 Area 35.6 Sq.M.
 (383 Sq.Ft.)



1st Floor
 Approx. Floor
 Area 32.9 Sq.M.
 (354 Sq.Ft.)

Total Approx. Floor Area 68.5 Sq.M. (737 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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