

## Church Street, Dorking

- TOWN CENTRE
- PRIVATE GARDEN
- DORKING TOWN CENTRE LOCATION
- SHORT WALK TO TRAIN STATION
- PERIOD FEATURES
- POTENTIAL TO UPDATE
- IDEAL STARTER HOME OR INVESTMENT PURCHASE
- TWO DOUBLE BEDROOMS

Guide Price £415,000

- LIVING ROOM + KITCHEN/DINER
- BASEMENT

EPC Rating D





An exciting opportunity to purchase this two double bedroom period home, situated within the heart of Dorking on the highly sought-after Church Street offering plenty of scope to update and modernise, and featuring a private rear garden. The property would make an ideal starter home or investment purchase, being walking distance from everything Dorking town has to offer, including the bustling high street, excellent local schools and mainline train stations.

The accommodation starts with the well-proportioned front aspect sitting room with exposed wood flooring and a feature fireplace, including working log burner, which creates a warm and cosy ambience. The kitchen offers an array of fitted units complemented by ample work surface space, a range of fitted appliances and space for additional. Patio doors provide direct access to the rear garden. Steps leads down to a basement which is a great bonus space and can be utilised for several purposes.

Stairs rise to the first-floor landing offering access to the family bath room and bedroom one. The front aspect master bedroom benefits from built in wardrobes. The large bathroom is complete with a neutral suite. A further staircase leads to bedroom two which is a great size, including ample storage in the eaves and lovely views from the skylight windows.

#### Outside

The enclosed rear garden is a wonderful sun trap and offers the ideal space for outdoor entertaining or simply enjoying during the warmer months. There are also two brick built outbuildings which, with some renovation, could be changed into a home office, or additional shed storage.

#### Location

Church Street is situated in the centre of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within proximity just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 55 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**FIXTURES & FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

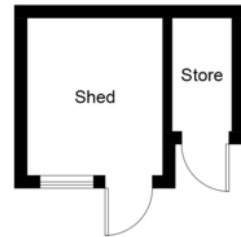
**MISREPRESENTATION ACT** - These particulars are for guidance only and do not form any part of any contract



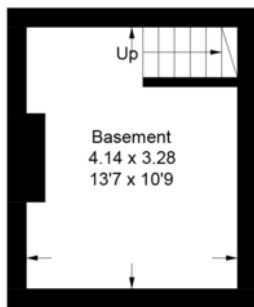


## Church Street, RH4

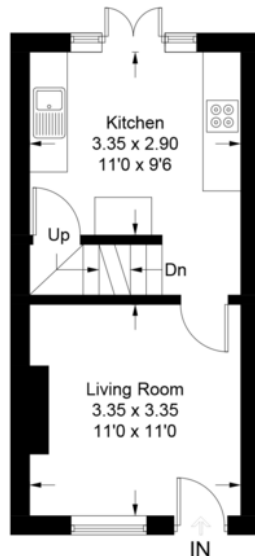
Approximate Gross Internal Area = 60.4 sq m / 650 sq ft  
(Excluding Eaves Storage)  
Basement = 13.9 sq m / 150 sq ft  
Shed / Store = 7.3 sq m / 78 sq ft  
Total = 81.6 sq m / 878 sq ft



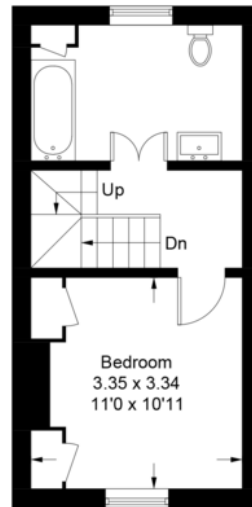
(Not Shown In Actual Location / Orientation)



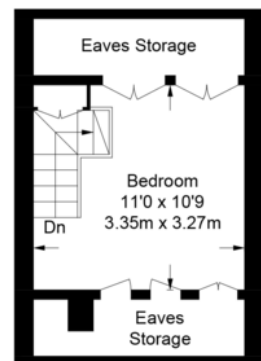
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID872404)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
RH4 2HD

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01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.