

Rothes Road, Dorking

Guide Price £625,000

Property Features

- FOUR BEDROOMS
- NO ONWARD CHAIN
- VIEWS ACROSS MEADOWBANK PARK
- SHORT WALK FROM DORKING'S TRAIN STATIONS
- ENCLOSED GARDEN
- PERIOD FEATURES
- WALKING DISTANCE TO HIGH STREET
- CHARMING SITTING ROOM WITH OPEN FIREPLACE
- FLEXIBLE ACCOMMODATION OVER 3 FLOORS
- SOUGHT AFTER ROAD



Full Description

An exciting opportunity to purchase a four-bedroom characterful house with delightful garden and beautiful views. Situated along the highly sought-after 'Roths Road' in the centre of Dorking and within walking distance from everything the town has to offer including train stations, high street, popular schools, and Meadowbank Park.

This beautifully presented property offers a wonderful blend of period charm with modern style. The front aspect sitting room is a spacious 13'3 x 10'10 sq ft with bay window and charming open fireplace. Next is the dining room providing plenty of space for a large table and chairs and features a large under stairs storage cupboard. A step leads down into the separate and recently updated kitchen, which has been fitted with an array of contemporary floor to ceiling units, complemented by wood worktops a selection of NEF appliances and integrated larder, an added benefit is a newly fitted boiler. This is a lovely bright space with plenty of natural light flowing through, thanks to the large window and back door opening into the garden.

From the hallway, stairs rise to the first floor which in turn provides access to three bedrooms and a family bathroom looked after by a stylish roll top bath. The bright front aspect master bedroom is a generous 14'2 x 10'11 sq ft, offering space for furniture and benefits from its own shower. Bedroom two is another double and offers access to the generous loft storage. Bedroom three is a single, which is currently utilised as a home office.

A further staircase leads to the second floor where there is a spacious double bedroom, featuring eaves storage, en-suite shower room and views across Meadowbank Park.

The property has hardwood floors throughout the living rooms, bedrooms, entrance and landing.

The tiered back garden is yet another wonderful feature to this home and has been cleverly designed, offering a spacious area of raised decking and a stone patio on the sunken level, this provides the perfect place for outdoor entertaining or simply enjoying the pretty views across Meadowbank Park. The whole garden is fence enclosed creating a sense of privacy with an inviting array of trees, shrubs and well stocked flower beds. There is also a useful side access gate.

Location

Roths Road is situated within the heart 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 rail way stations are within proximity (0.9 miles), just a short 15-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes and Wimbledon in 30 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 (11-minute walk away) 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, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

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





Rothes Road, RH4

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
(Excluding Eaves)



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 any decisions reliant upon them. (ID892004)

COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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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 recheck the measurements

