



Vincent Cottages

Dorking

£450,000

EPC Rating TBC

- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- PERIOD FEATURES
- UPDATED KITCHEN
- MODERN BATHROOM
- COSY SITTING ROOM
- DINING ROOM WITH DOOR TO THE GARDEN
- POTENTIAL TO EXTEND ON THE GROUND FLOOR STPP
- SHORT WALK TO HIGH STREET
- WALKING DISTANCE TO TRAIN STATIONS



An attractive two double bedroom semi-detached tile hung, Victorian cottage offering beautifully presented and flexible accommodation with a charming rear garden. Located within the heart of Dorking town centre, close by to local shops, The Nower and a short walk to Dorking train stations.

This property has been updated throughout in recent years with a wonderful blend of period charm and modern features. Upon entering, you are greeted by the warm welcoming feel this home offers. The accommodation starts with a useful porch. The front aspect sitting room has a large double glazed window allowing plenty of natural light to flood in and beautiful feature fireplace creating a warm and cosy ambience. The dining room has a beautiful stone floor, a large window and door out to the garden. This lovely room also offers plenty of space for a dining table and chairs. The updated kitchen has been fitted with a range of floor to ceiling units complemented by ample worktop space, integrated oven as well as room for all the usual appliances.

Stairs rise to the first-floor landing which leads to all the upstairs rooms. The front aspect master bedroom is a great size. There is a beautifully appointed shower with white suite, stylish tiles and under floor heating. Bedroom two is another well-proportioned double benefitting from built in storage, feature fireplace and access to the loft.

Outside

To the front is a wall enclosed front garden with a path to the front door and a very useful side gate to the rear garden. The rear garden is yet another wonderful feature to this property. Fence and wall enclosed creating a sense of privacy and stone paved offering the ideal space for al fresco dining. Steps lead up to the next level which is a decked area with fully stocked borders, creating a lovely area to enjoy on a warm summer's day.

Location

Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 7JZ.

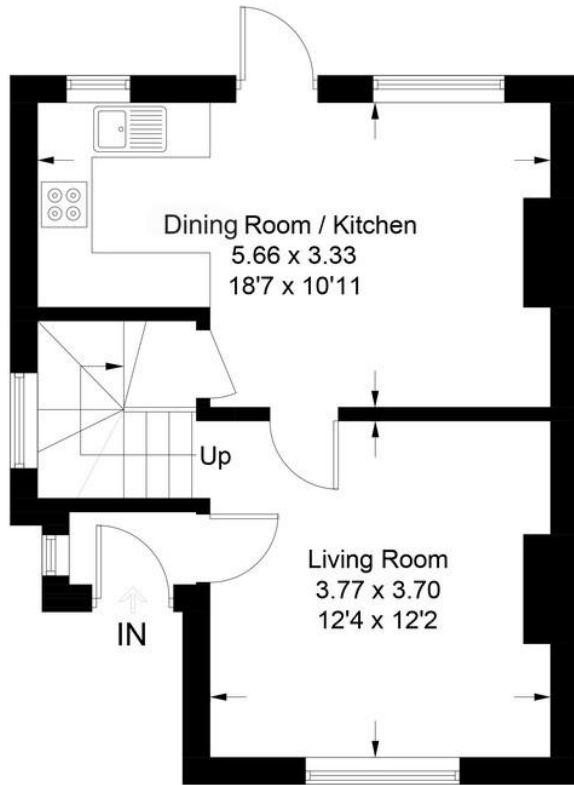
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

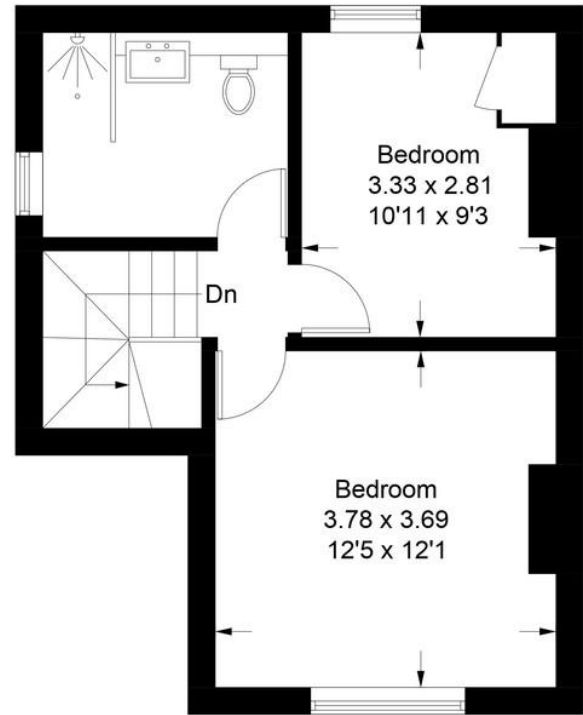


Vincent Lane, RH4

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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.