

Rose Hill, Dorking

Guide Price £1,200,000

Property Features

- ROSE HILL
- FOUR BEDROOMS
- FLEXIBLE LAYOUT
- LOVELY WRAP AROUND GARDEN
- LONG PRIVATE DRIVEWAY
- ST PAULS CATCHMENT
- PERIOD FEATURES
- THREE RECEPTION ROOMS
- OUTBUILDING
- TWO KITCHENS



Full Description

An exciting opportunity to purchase this four-bedroom detached house offering over 2,200 sq ft of extremely flexible accommodation in a tucked away location, with a delightful wrap around garden and driveway parking. Situated along the highly sought-after Rose Hill in the heart of Dorking town centre, all within a short walk of St Paul's School, the High Street, Dorking mainline stations and beautiful countryside.

There is a welcoming feel to the house, with plenty of period charm including exposed beams, sash windows, fireplaces, and original doors. Whilst the property would benefit from some light modernisation, the house offers fantastic potential. Starting with the first of the reception rooms is a 16ft dining room which is a great space for entertaining and connects with all the reception rooms. The 22ft sitting room features an exposed oak beam and a charming fireplace. There is a wonderfully bright conservatory that overlooks and has doors out to the garden. Next is the generously proportioned kitchen featuring an array of wall and base level units, lots of marble worktop space with room for a dishwasher, oven, and fridge/freezer. There is also a useful larder, a rear door to the garden and access to the downstairs shower room. Completing the ground floor accommodation is a well-proportioned double bedroom with private ensuite bathroom with a white suite and roll top bath.

A particular feature of this property is the additional accommodation located on the first floor. This secondary accommodation can be accessed internally and is ideal for a dependant relative but was also previously run as a successful Bed & Breakfast. The secondary accommodation briefly comprises a kitchen and three double bedrooms, all benefitting from an ensuite shower rooms.

Outside

The beautiful gardens wrap around the property and are set over two levels, offering privacy from neighbouring properties with a wonderful range of flowers, mature trees, and shrubs. There is a large area of lawn and shingle patio area for entertaining. There is also a large shed and covered area ideal for storage.

Log Cabin 14'5ft x 7'3ft

There is a detached log cabin with power and plumbing – with some work this could be a great home office or even a potential granny annexe - STPP.

COUNCIL TAX - PLEASE NOTE There is two council rates/bands for this property both are Band C.

Location

Rose Hill is situated within the heart of Dorking town centre just tucked off the main high street 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 a 20-minute 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe and The Priory (13-minute walk) 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

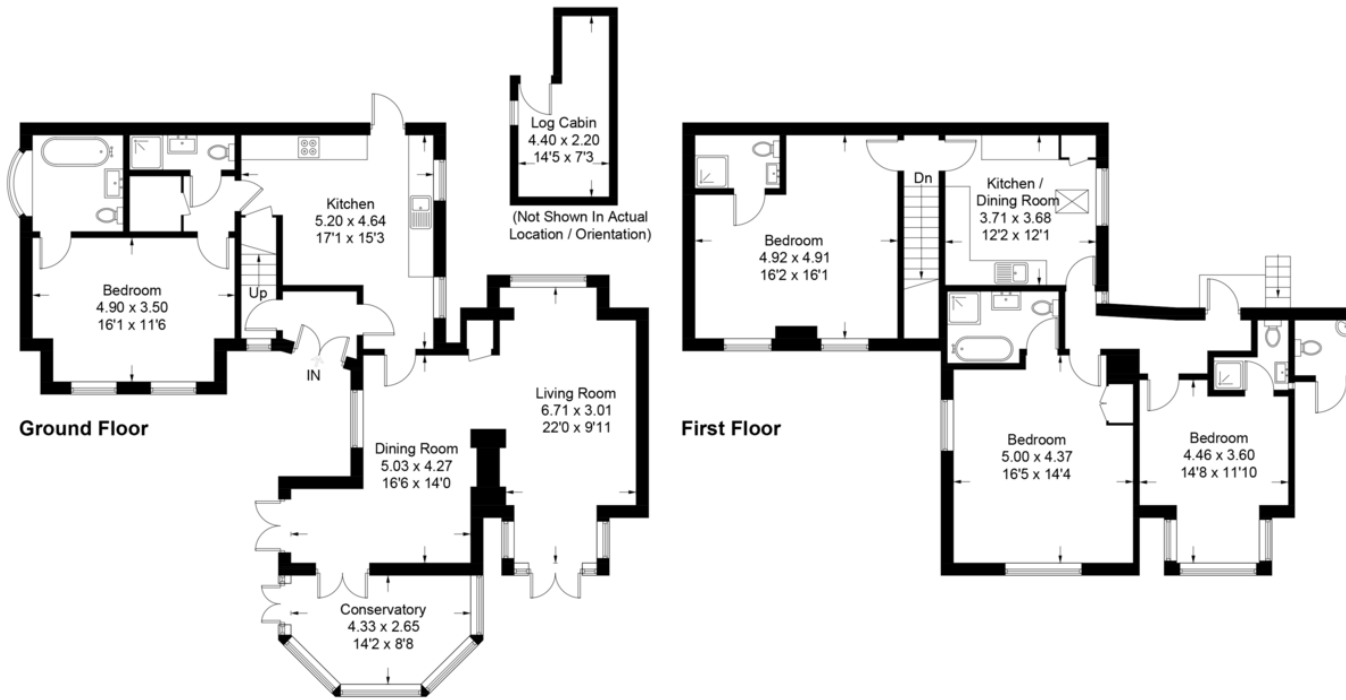
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Rose Hill ,RH4

Approximate Gross Internal Area = 196.7 sq m / 2117 sq ft
 Log Cabin / WC = 9.8 sq m / 105 sq ft
 Total = 206.5 sq m / 2222 sq ft



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. (ID861974)



COUNCIL TAX BAND C
PLEASE NOTE There is two council rates/bands for this property - both are Band C.

TENURE Freehold

LOCAL AUTHORITY
 Mole Valley District Council

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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