



Meadowbrook Road, Dorking

Guide Price £425,000

EPC Rating '49'

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LIVING/DINING
- FAMILY BATHROOM
- LOFT ROOM
- WORKING FIREPLACE
- PRIVATE COURTYARD GARDEN
- ON STREET PERMIT PARKING
- CLOSE TO MEADOWBANK PARK
- WALKING DISTANCE OF TOWN CENTRE



NO ONWARD CHAIN This delightful character cottage offers a blend of historical charm and modern comforts, located within a short walk of Dorking's bustling High Street and mainline train stations. With two bedrooms and a bonus loft room that can serve as a convenient office space, this cottage is perfect for those seeking a versatile living arrangement.

Meticulously maintained to a high standard by the current owners, this property has undergone several refurbishments in recent years, ensuring a contemporary living experience while preserving its original character. The careful attention to detail is evident throughout the property, creating a warm and inviting atmosphere.

The front door leads into the open plan living/dining room, featuring an open fireplace and under-stairs storage. A well-presented kitchen is equipped with a range of base and eye level units and space for appliances. The family bathroom and separate wc are neutrally decorated and feature a bath with overhead shower.

Stairs rise to the landing, providing access to our master bedroom and equally generous second bedroom, which in turn leads up a second flight of stairs to the bonus loft room. While currently set up as a home office, it could be utilised for a range of uses.

Outside

The cottage features a courtyard garden, designed to be low maintenance, offering an area perfect for placing a table and chairs, ideal for al fresco dining or simply relaxing with a cup of coffee.

The road offers permit parking for residents.

Location

Meadowbrook Road is in the centre of Dorking walking distance to everything the town offers. 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Meadowbrook Road, RH4

Approximate Gross Internal Area = 70.0 sq m / 754 sq ft
 Eaves Storage = 9.8 sq m / 105 sq ft
 Total = 79.8 sq m / 859 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. (ID977415)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

