



Curtis Gardens

Dorking

Guide Price £450,000

Property Features

- THREE DOUBLE BEDROOMS
- MID-TERRACE HOUSE
- PERIOD FEATURES
- ENCLOSED COURTYARD GARDEN
- TWO RECEPTION ROOMS
- DORKING TOWN CENTRE LOCATION
- CONVERTED LOFT ROOM
- CLOSE TO STUNNING COUNTRYSIDE
- FLEXIBLE ACCOMODATION
- SHORT WALK TO MEADOWBANK PARK AND SCHOOLS



Full Description

An attractive period cottage with three double bedrooms and courtyard garden located within a short walk of Dorking's train stations, schools, the High Street and open, stunning countryside. The accommodation offers a flexible layout arranged over three floors and some parts have been updated recently to offer a wonderful blend of modern style and period features. Starting in the bright front aspect living room with original sash window, a fireplace with decorative hearth tiles and log burner creating a warm, cosy ambience. Next is the dining room with original wooden floor, refurbished sash window and a large storage cupboard, which is useful for storing coats and shoes. The kitchen has been prepared for a new owner to personalise, with new services already installed. It includes a sink, drainer, wood worktops, and ample space for appliances. The bespoke sash windows bring in abundant natural light, and a handmade door leads to the charming courtyard garden.

Upstairs there is a large front aspect master bedroom with built in storage and charming feature fireplace. Bedroom two is an other generous double with space for a wardrobe and overlooks the garden. Both rooms have a bright and airy feel to them whilst the original wooden flooring creates warmth and adds charm. A hallway leads to a large family bathroom which offers a modern white suite with large separate shower area. The bathroom awaits completion, allowing the new owner to customise it according to their preferences. The hand crafted, paddle space-saving staircase leads to the second floor where there is a spacious double bedroom with room for eaves storage and three Velux windows. These windows not only flood the room with natural light but also offer stunning views of Dorking's rooftops, Boxhill, and Ranmore.

Outside

The front garden has been landscaped and features a path leading to the front door. Currently low maintenance, this space presents an excellent opportunity for personalisation. At the rear, you'll find a fenced courtyard garden with a patio, providing a private space for outdoor dining and entertaining during the warmer months. Additionally, a bespoke-built storage shed with cedar roof shingles provides storage for bikes or garden tools. A rear gate affords pedestrian access to Station Road. To the front, there is plenty of street parking available, for which a resident's permit is required. Further information is available at <https://www.molevalley.gov.uk/home/roads-parking-travel/parking-permits>. Council Tax Band C. PLEASE NOTE – The work to convert the loft has been done to building regulations, however has not yet had final sign off. Further details of this will be confirmed by the seller's solicitor.

Location

Curtis Gardens 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 railway stations are within close proximity (0.5 miles), just a short 10 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 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, 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.





Curtis Gardens, RH4

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 9.3 sq m / 100 sq ft
 Shed = 1.7 sq m / 18 sq ft
 Total = 100.3 sq m / 1079 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. (ID982878)

COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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