



Vincent Lane, Dorking

Guide Price £475,000

EPC Rating '64'

- TWO BEDROOMS
- END OF TERRACE HOME
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- LARGE REAR GARDEN
- PLENTY OF POTENTIAL TO EXTEND (STPP)
- SELF-CONTAINED OUTBUILDING WITH SHOWER
- WITHIN WALKING DISTANCE OF TOWN CENTRE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A charming end of terrace cottage, boasting two bedrooms offers flexible and beautifully presented accommodation, accompanied by a charming rear garden and self-contained outbuilding. Ideally situated in the heart of Dorking town centre, it enjoys close proximity to local shops, The Nower and is just a short stroll away from Dorking train stations.

Having undergone recent updates, this property seamlessly blends period charm with modern features. The accommodation comprises a front aspect sitting room where a large double glazed bay window floods the room with natural light and a beautiful feature fireplace enhances the cosy atmosphere.

Adjacent to the sitting room the updated kitchen has been thoughtfully designed with a range of floor-to-ceiling units, complemented by ample worktop space. It is equipped with integrated oven and provisions for the usual appliances. A door provides direct access to the outdoor space and ample room allows for a small breakfast table and chairs.

Ascending the stairs to the first-floor landing, you'll find all the upstairs rooms conveniently accessible. The front aspect master bedroom is a generous 12'7ft x 10'9ft and provides space for wardrobes. The second bedroom is a small double and the loft space provides potential to convert, subject to planning permission, if an additional bedroom was required. A well-appointed bathroom services both bedrooms and completes the internal accommodation.

Outside

The large garden, predominantly laid to lawn, is an inviting feature of this property. It is complemented by a diverse range of well-established beds, boasting an array of flowers and shrubs, creating a sense of privacy. Towards the rear section of the garden, there is a delightful patio area, perfectly suited for outdoor entertainment and relaxation. This space provides an ideal setting for outdoor dining and hosting gatherings.

Outbuilding

Completing this property is a fully self-contained outbuilding that offers a multitude of potential uses. This versatile space can be transformed into a home office, a gym, or even an occasional guest bedroom. It includes a convenient shower room, allowing for added comfort and privacy, as well as a small kitchenette for basic culinary needs. Furthermore, there is additional storage space available in the roof area of the outbuilding. This provides a practical solution for keeping belongings organised and out of sight, maximising the utility of the space.

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

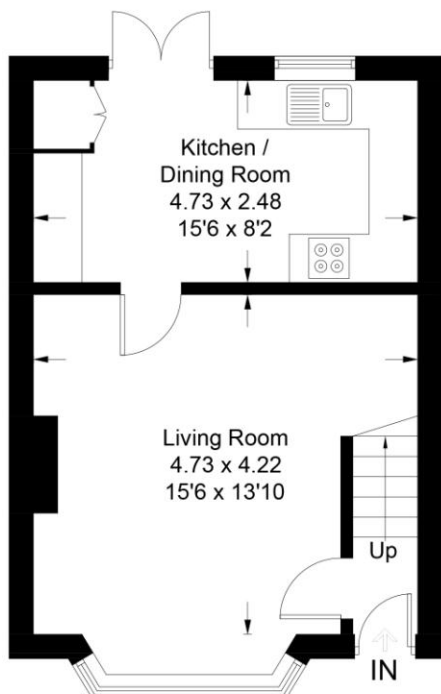
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

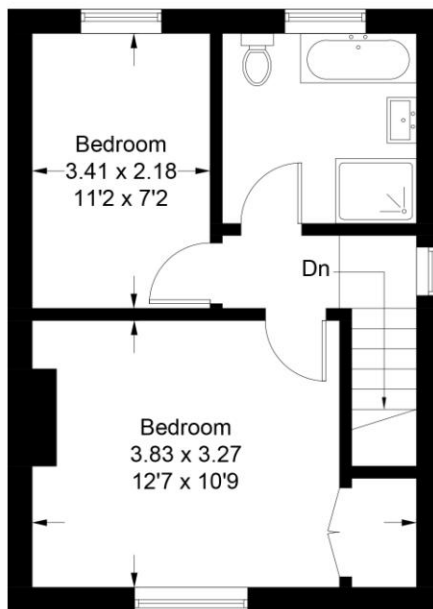


Vincent Lane, RH4

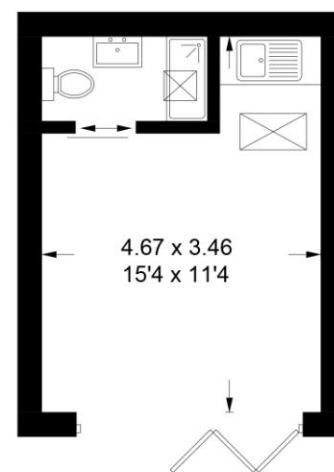
Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
 Garden Annexe = 16.5 sq m / 178 sq ft
 Total = 83.1 sq m / 895 sq ft



Ground Floor



First Floor



Garden Annexe

(Not Shown In Actual Location / Orientation)

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. (ID986737)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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