



Church Street, Dorking

Guide Price £450,000

EPC Rating '62'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ACCOMMODATION ACROSS FOUR FLOORS
- CONVENIENT LONG TERM CAR PARK WITHIN 50M FROM THE PROPERTY
- PERIOD FEATURES
- PRIVATE ENCLOSED GARDEN
- SHORT WALK TO TRAIN STATION
- DORKING TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN/ DINING ROOM
- MODERN FIRST FLOOR BATHROOM



NO ONWARD CHAIN An exciting opportunity to purchase this two double bedroom period home with spacious accommodation laid out over four floors, with private garden and situated within the heart of Dorking on the highly sought-after Church Street. The property is conveniently located within walking distance from everything Dorking town has to offer, including the bustling high street, excellent local schools and mainline train stations.

The accommodation starts with the well-proportioned front aspect sitting room with exposed wooden flooring and a feature fireplace, including a 7 kW multi-fuel stove, which creates a warm and cosy feel. A small landing leads into the open plan kitchen/dining room which offers an array of high end in-frame style kitchen units, complemented by walnut worktops and integrated appliances including a Bosch double oven and hob, Bosch dishwasher, washing machine and fridge/freezer. The dining area is a wonderfully light space thanks to the velux windows and dual aspect views out. French doors provide views out and access to the pretty garden. Wooden flooring and exposed beams add charm and character to this whole room. Steps leads down to a basement which is a great bonus space and can be utilised for several purposes. This room is set up currently as an additional storage space but was historically used as double bedroom and offers plenty of built-in storage and a window to bring in natural light.

Stairs rise to the first-floor landing offering access to the spacious family bathroom. Tiled flooring with underfloor heating, his and hers sinks and a bath with overhead power shower create a luxurious feel to this room. The front aspect master bedroom is a generous double and benefits from plenty of space for freestanding furniture and a feature fireplace adds character. A further staircase leads to the loft bedroom which is another good-sized double room with eaves storage and spectacular views out towards Denbies and Ranmore. This property is Council Tax Band D.

Outside

The enclosed rear garden is a wonderful sun trap and offers the ideal space for outdoor entertaining or simply enjoying during the warmer months. There is an area of decking adjoining the back of the property which leads up to a raised area of lawn with seating to enjoy an elevated position of the garden. Side access provides convenient bin storage and access to the rear garden.

Parking

Church Street benefits from proximity to numerous car parks with reasonably priced multi-carpark season tickets available, the closest being a long stay within 50m of the property.

Location

Church Street is situated in the centre 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 proximity just a short 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 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 2JZ.

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

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



Church Street, RH4

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft
(Including Basement / Excluding Eaves)

Eaves = 12.7 sq m / 137 sq ft

Total = 95.5 sq m / 1028 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1025459)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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