



Vincent Lane, Dorking

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- LARGE TIERED GARDEN
- DETACHED HOME OFFICE/STUDIO
- DOWNSTAIRS CLOAKROOM/UTILITY
- DORKING TOWN CENTRE LOCATION
- WALKING DISTANCE TO THE PRIOR, POWELL CORDEROY & ST JOSEPH'S SCHOOLS

Offers In Excess Of £550,000

EPC Rating '55'

- WALKING DISTANCE FROM THE HIGH STREET & MAINLINE TRAIN STATIONS
- POTENTIAL TO EXTEND ON THE GROUND FLOOR STPP



A well-presented four-bedroom family home offering over 1200 ft of bright, flexible accommodation in total, with a large garden, home office/studio and potential to extend STPP. Situated in the heart of Dorking within walking distance from everything the town has to offer including the high street, train stations, excellent schools & miles of beautiful open countryside.

This wonderful family home begins in the entrance hall with stairs rising to the first floor. The ground floor accommodation flows beautifully, ideal for modern day family living starting in the well-proportioned front aspect living room with attractive built-in shelving, bay window and charming fireplace with log burner, creating a lovely cosy ambience. The kitchen/dining room has been designed to be the heart of the home offering plenty of space for a large dining table with chairs, perfect for entertaining family or friends. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by solid wood worktops, Belfast sink, room for all the expected appliances as well as a very useful under stairs storage area. Finishing off the ground floor is the useful utility room, downstairs cloakroom and door opening out into the garden.

From the hall, stairs rise to the split first floor landing. To the right, bedrooms one and two are found which are both generous doubles with the second offering the potential to be used as a study if preferred. To the left is the front aspect third bedroom, which is another excellent double. Finishing off the first floor is the family bathroom completed with a modern white suite including a bath with waterfall overhead shower and stylish tiling. From the landing, stairs rise again to the second floor. As you can see from the floor plan, this is another spacious bedroom with Velux window allowing plenty of natural light to flood in. This room is set up by the current owners as a home office for remote working. In addition, there is a separate space across the landing which is used for storage but could be transformed into a walk-in wardrobe/dressing room.

Another excellent advantage is the potential to extend to the back of the property STPP.

Outside

To the front there is a pretty-walled garden bordered with flower beds and shrubs plus steps leading up to the front door. The fence enclosed back garden caters for all needs to any growing family as well as offering excellent space for outdoor entertaining and alfresco dining. To the side there is a useful side access gate.

Home office/studio 12'3' x 8'11 ft

Situated in the garden is the substantial detached home office/studio including power, heating and lighting providing excellent extra living space which could have a number of different uses.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband has a FTTC connection.

Location

Vincent Lane 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 a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 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 (10 minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) 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 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.



Vincent Lane, RH4

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft
 Outbuilding = 10.3 sq m / 111 sq ft
 Total = 109.9 sq m / 1183 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. (ID1054638)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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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