



Church Street, Dorking

Offers In Excess Of £525,000

EPC Rating '65'

- OVER 1,200 SQ FT
- TWO DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- PRIVATE REAR GARDEN
- TWO BONUS BASEMENT ROOMS
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE TO DORKING TOWN CENTRE
- PERIOD FEATURES
- CLOSE TO MAINLINE STATIONS
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



A beautifully presented and extended two double bedroom mid terrace house, offering a wonderful blend of charming period features with contemporary style and pretty garden. Located on the historic Church Street, conveniently positioned within walking distance of everything Dorking town has to offer.

This home has been beautifully updated throughout and begins in the spacious front aspect sitting room with large sash window allowing plenty of natural light to flood in as well as a brick fireplace with log burner, creating a lovely cosy feel. Next is the dining room which features a charming fireplace and provides plenty of space for entertaining friends and family. The updated kitchen has been fitted with a range of contemporary floor to ceiling units complemented by modern tiled flooring, integrated appliances and wooden worktops which wrap round to create a social breakfast bar. Skylight illuminates this area with plenty of natural light. Accessible from the kitchen, the downstairs WC opens to the garden and includes a utility area. Stairs lead down to the basement which is set up by the current owners as a media room but would also make an ideal home office for remote working. A separate area provides ample space for storage.

From the lounge, stairs rise and curl round to the master bedroom which benefits from two floor to ceiling built-in wardrobes and plenty of space for additional furniture. Bedroom two is another good size, offering garden views. To the end of the landing steps lead down to the bathroom which offers an impressive vaulted ceiling, sash windows as well as a bath and separate shower.

Outside & Parking

The private rear garden offers a large area of lawn which is fully enclosed to create a sense of privacy and an ideal space for outdoor entertaining. The garden enjoys gated rear access via Archway Place, ideal if you need to bring through bikes. One particular feature of the garden is the grape vine which the current owners produce their own wine from. There are also two small sheds perfect for storing garden tools.

Church Street benefits from proximity to numerous car parks with reasonably priced residents permits available, the closest being a long stay within 50m of the property.

Council Tax & Utilities

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

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 2HD.

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
 Basement = 26.9 sq m / 289 sq ft
 Ground Floor = 49.4 sq m / 532 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Total = 115.0 sq m / 1237 sq ft



Basement

Ground Floor

First Floor

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. (ID1066397)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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

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

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

