



## Vincent Road, Dorking

OIEO £300,000

EPC Rating '68'

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- PERIOD FEATURES
- ENCLOSED GARDEN
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO TRAIN STATIONS
- DORKING TOWN CENTRE LOCATION
- BONUS BASEMENT ROOM
- CLOSE TO STUNNING COUNTRYSIDE



**\*NO ONWARD CHAIN\*** A charming one double bedroom apartment offering over 800 sq ft of bright, spacious accommodation with bonus basement room and garden. 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.

Originally built in the Victorian era, this property offers many of the expected character features of this time including high ceilings, sash windows as well as original feature fireplace and has recently been decorated throughout to offer a fresh and neutral aesthetic. The property begins in the communal entrance hall which in turn provides access to the private front door to the property. A small landing leads into the spacious 15'9ft living/dining room, which provides plenty of space for all your furniture, further benefiting from a feature fireplace with log burner, creating a lovely cosy ambience. This is a lovely bright space thanks to the dual aspect, allowing plenty of natural light to flood in as well as the single door out to the garden. Floor to ceiling storage has been carefully designed to store coats and shoes, creating a clutter free space. The kitchen itself offers the potential to modernise and includes a range of floor to ceiling fitted units complemented by worktop space, gas cooker and room for all the expected appliances. To the rear is the bathroom which impresses with its high ceilings, underfloor heating and includes a bath with handheld shower. The real wow factor to the property is the impressive master bedroom which enjoys original wooden floors, feature fireplace and large sash windows, flooding this room with plenty of natural light. Stairs lead down to a bonus basement room which is used by the current owner as a utility room but could be utilised as a home office or second reception room if desired.

#### Outside

Towards the front of the property there is a gate enclosed walled entrance with steps leading up to the front door. Located at the rear, and accessed via the side of the property, the charming courtyard garden is yet another benefit to this wonderful home offering a gravelled area, along with a patio perfect for al fresco dining or simply enjoying on a warm summer's day.

#### Share of Freehold

We have been advised that the property is a Share of Freehold with 989 years remaining. There is no annual service charge or ground rent payable. Maintenance of the property is shared with the above apartment. Full information is available upon request.

#### Council Tax & Utilities

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

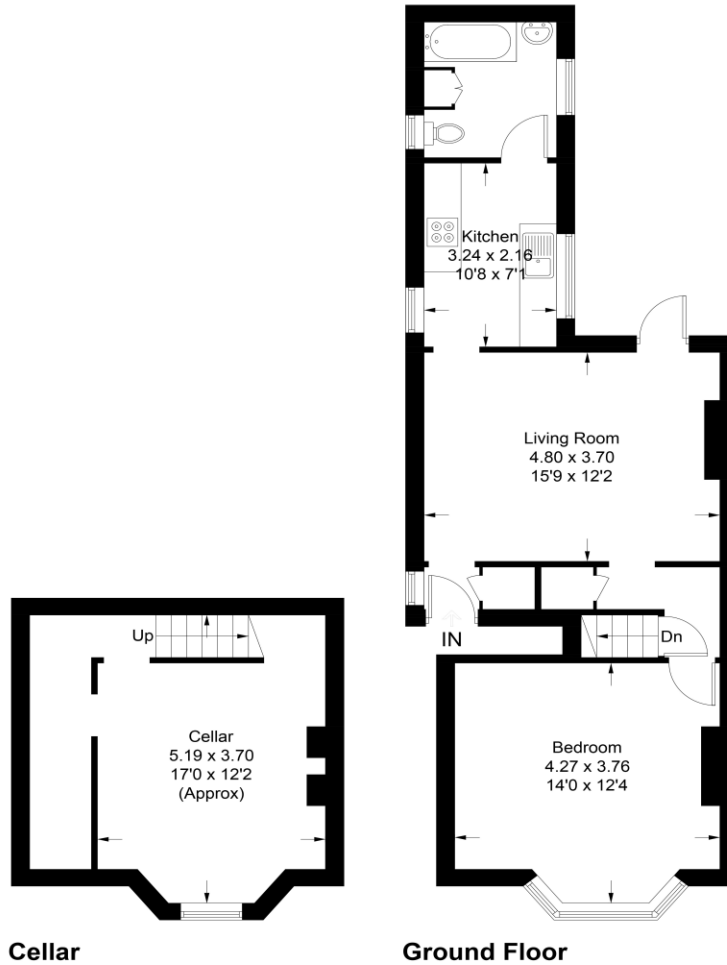
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



## Vincent Road, RH4

Approximate Gross Internal Area = 53.6 sq m / 577 sq ft  
 Cellar = 22.7 sq m / 244 sq ft  
 Total = 76.3 sq m / 821 sq ft



**Cellar**

**Ground 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. (ID1067511)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

