



## Roths Road, Dorking

Guide Price £545,000

- THREE BEDROOMS TWO BATHROOMS
- OVER 1100 SQ FT IN TOTAL
- LARGE GARDEN
- NEXT TO MEADOWBANK PARK
- AMPLE STORAGE
- PERIOD FEATURES
- SHORT WALK TO DORKING MAINLINE STATIONS
- 950+ YEARS OF LEASE REMAINING

- EPC Rating '61'
- PARKING ON PRIVATE ROAD
- DESIRABLE LOCATION, WALKING DISTANCE TO THE HIGH STREET, LOCAL POPULAR SCHOOLS & COUNTRYSIDE WALKS





An exciting opportunity to purchase a contemporary three-bedroom, two-bathroom, top floor maisonette offering over 1,100sq ft of bright, versatile accommodation with a delightful garden. The property is situated within the highly sought after Rothes Road, just moments from everything Dorking town centre has to offer including the High Street, Meadowbank Park, mainline train stations and excellent schools.

Access is via the garden and steps rise up to a very bright and spacious covered porch before entering via the main front door. The entrance hallway is an impressive space and sets the tone for the generous proportions, high ceilings and original features a property of this period offers.

The front aspect 15'2 x 14'1 reception room has been designed to be the 'heart of the home' providing the ideal entertaining space and further benefits from a working fireplace creating a warm ambience. This is a lovely bright room with plenty of natural light flowing through, thanks to large bay windows. Next is the modern kitchen, fitted with a selection of floor to ceiling shaker style units complemented by granite worktops, range cooker and washing machine plus integrated appliances. There is also plenty of space for a large table and chairs. The master bedroom is 14'9 x 14'2 and offers generous space for freestanding furniture, along with lovely views across the garden. This room also boasts a modern en-suite shower room. Bedroom two is a double, with built-in wardrobes and bedroom three is a good-sized single that could also be utilised as a study. Completing the accommodation is the family bathroom fitted with a modern white suite with bath and overhead shower.

In addition, most rooms have original stained-glass windows as well as fitted attractive plantation shutters which are great for added privacy. There is also ample storage within the property, including the attic space which offers a great potential for a loft conversion subject to planning permission, to increase the square footage.

#### Outside

A wonderful feature of this property is the outside space which is a brick and fence enclosed garden with a spacious area of lawn bordered by well-established flower beds and mature shrubs. There is also a large shed to store garden tools and bikes, as well as a further storage cupboard located at the bottom of the steps leading up to the property.

#### Leasehold

The property is leasehold with a 958-year lease remaining. Maintenance of building costs and repairs is shared with the maisonette below, which is split equally between both parties.

#### Parking

This property has permission to park on Lonsdale Road which is a private road. The current owners pay £70 annually towards the upkeep of the road. Alternatively, there is permit parking along Rothes Road.

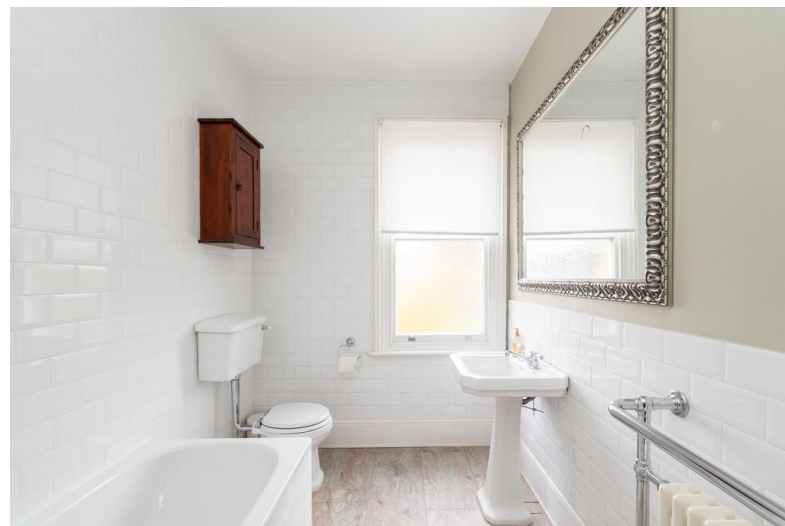
#### Location

Rothes Road 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 within close proximity offering a 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.

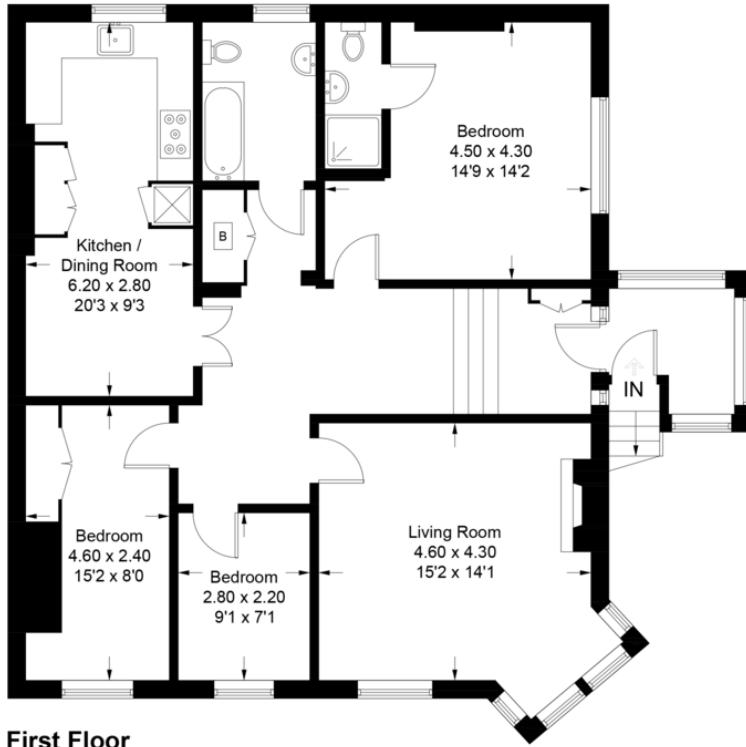
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

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



## Roths Road, RH4

Approximate Gross Internal Area = 102.8 sq m / 1107 sq ft  
 Shed = 4.2 sq m / 45 sq ft  
 Total = 107.0 sq m / 1152 sq ft



First Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028559)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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