



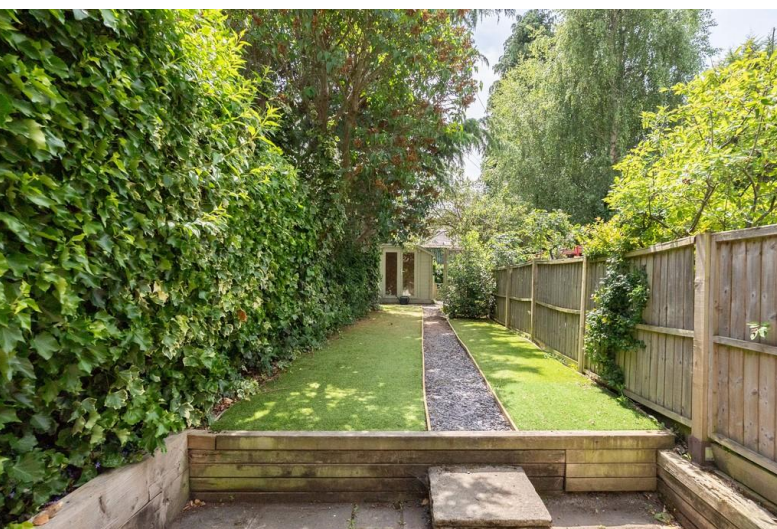
## Spring Gardens, Dorking

Offers In Excess Of £450,000

EPC Rating '61'

- NO ONWARD CHAIN
- TWO BEDROOM COTTAGE
- LIGHT & SPACIOUS LOFT ROOM
- CHARACTER FEATURES
- LIVING/DINING ROOM
- LOW MAINTENANCE FRONT GARDEN
- DETACHED SUMMER HOUSE/HOME OFFICE
- SHORT WALK TO DORKING TOWN CENTRE
- STYLISH GROUND FLOOR BATHROOM
- CLOSE TO MAINLINE TRAIN STATIONS





**\*NO ONWARD CHAIN\*** Tucked away in a peaceful setting just a short stroll from Dorking town centre and mainline stations, this completely refurbished Chalk Stone cottage offers the perfect blend of character, charm and contemporary comfort. Offering two bedrooms, a bonus loft room and large rear garden with summer house. Situated in the heart of Dorking, within a few minutes' walk from the town centre, mainline train stations and excellent schools.

Inside, the accommodation begins in the kitchen, boasting a stylish mix of open and closed wooden cabinetry, ample worktop space and space for a freestanding fridge/freezer. Natural light pours in through the large windows, with red quarry tiled flooring enhances the cottage feel. The welcoming living/dining room features whitewashed stone walls, exposed beams and wooden flooring, creating a cosy yet spacious atmosphere. A large wood-burning stove is a striking centrepiece, and a door leads out to the idyllic, low-maintenance rear garden – a private space perfect for relaxing or entertaining. The stunning new ground floor bathroom is finished to a high standard with sleek grey tiling, a modern vanity unit, full-size bath with overhead shower, and clever built-in storage for linens and toiletries.

Upstairs, the first floor hosts two bedrooms – a generous double with built-in storage overlooking the rear garden, and a single bedroom perfect for guests' home office. A staircase winds up to the second floor, leading to a versatile loft room, which has been used in the past as a home office and a guest bedroom.

The property also benefits from a full rewire in 2017, a new boiler installed in 2022 and new radiators throughout in 2025.

#### Outside

The property is accessed via Spring Cottages with a door leading directly into the kitchen. The front garden is a stand out feature of the property, with a large area of lawn leading down to a summer house/home studio with attached store. The garden is a tranquil retreat, bordered by mature plants for added seduction.

#### Parking

Although there is no allocated parking, you can apply for a resident permit via the Mole Valley website to park on Chalkpit Lane and Curtis Road. For more information, please visit the Mole Valley website: [molevalley.gov.uk/home/roads-parking-travel/parking-permits](https://molevalley.gov.uk/home/roads-parking-travel/parking-permits)

#### Location

Spring Gardens is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.9 miles), just 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 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, St. Martin's and St Josephs 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.





## Spring Gardens, RH4

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft  
 Outbuilding = 11.0 sq m / 118 sq ft  
 Total = 82.1 sq m / 883 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. (ID1214391)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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

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