

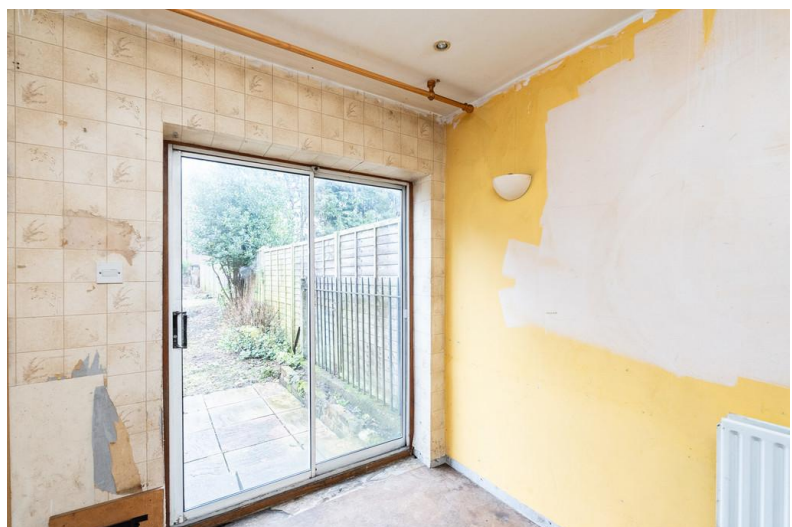
Vincent Lane, Dorking

Guide Price £395,000

EPC Rating '56'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- POTENTIAL FOR MODERNISATION THROUGHOUT
- COSY LOUNGE WITH LOG BURNER AND BAY WINDOW
- OPPORTUNITY TO EXTEND ON THE GROUND FLOOR (STPP)
- SHORT WALK TO HIGH STREET AND TRAIN STATIONS

- KITCHEN/DINER WITH ACCESS TO GARDEN
- CLOSE TO MILES OF GREEN OPEN SPACES



NO ONWARD CHAIN An exciting opportunity to acquire a charming mid-terrace cottage requiring full renovation, ideally located in the heart of Dorking town centre. This characterful home offers two double bedrooms, a generous rear garden and excellent potential to extend on the ground floor (STPP). Perfectly positioned close to the High Street, The Nower and within easy walking distance of Dorking's train stations, it presents a rare chance to create a bespoke home in a highly sought-after location.

The property is entered via a welcoming hallway with stairs rising to the first floor. To the front is a spacious sitting room featuring a large window, stripped wooden flooring, and a charming feature fireplace. At the rear, the kitchen/diner provides a good range of units, worktops, and space for additional appliances. Sliding doors offer direct access to the garden, creating the potential for an excellent indoor/outdoor flow once updated.

The first floor hosts two well-proportioned double bedrooms, each offering ample space for freestanding furniture. They are served by a family bathroom fitted with a three-piece suite, presenting further scope for modernisation.

Outside

To the front, the cottage is set back behind a small garden with a pathway to the entrance. The generous rear garden is designed for low-maintenance enjoyment, with a patio leading onto a lawned area. There is also ample room to position a home office or garden studio.

Location

Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities. For the commuter, there are three nearby railway stations: Dorking mainline (Victoria and Waterloo in approximately 50 minutes) and Deepdene (Gatwick to Reading) are both within a mile. The M25 is just seven miles north, accessible via the A24 to Leatherhead (Junction 9) or the A25 to Reigate (Junction 8). The surrounding area is renowned for its outstanding countryside, including Ranmore and Box Hill (National Trust), perfect for walking and riding enthusiasts, along with Denbies, England's largest vineyard, offering wonderful views.

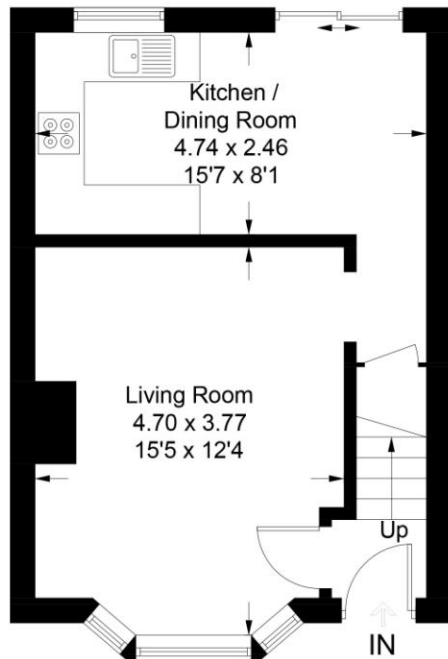
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

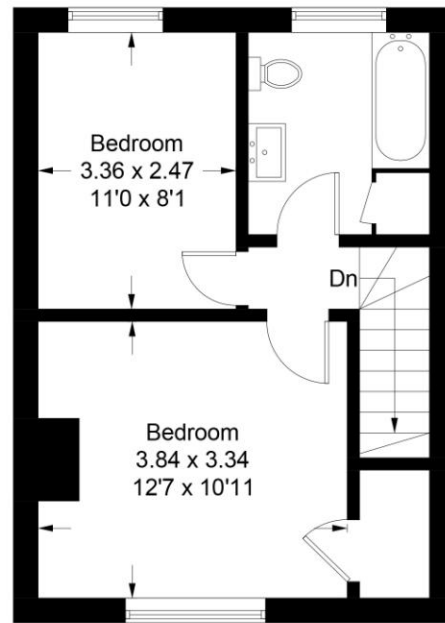


Vincent Lane, RH4

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



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. (ID1261999)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 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
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