



## Meadowbrook Road

Dorking

**Guide Price £450,000**

### Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM CHARACTER COTTAGE
- OPEN PLAN LIVING/DINING WITH WORKING FIREPLACE
- MODERN KITCHEN
- BONUS LOFT ROOM
- DOWNSTAIRS BATHROOM
- PRIVATE COURTYARD GARDEN
- ON STREET PERMIT PARKING
- CLOSE TO MEADOWBANK PARK
- WALKING DISTANCE OF TOWN CENTRE



# Full Description

A charming character cottage offers an appealing blend of period features and modern comfort, conveniently positioned just a short stroll from Dorking's vibrant High Street and mainline train stations. With two bedrooms and an additional loft room ideal as a home office or hobby space, the property provides a versatile layout well suited to a range of buyers and comes to the market with NO ONWARD CHAIN.

Thoughtfully maintained and improved by the current owners, the cottage has undergone several sympathetic refurbishments in recent years, ensuring a contemporary yet characterful living environment. The attention to detail is evident throughout, creating a warm and welcoming atmosphere.

The front door opens into a spacious open plan living/dining room, featuring an attractive open fireplace and two useful understairs storage cupboards, one for household items and one housing the washing machine. There is plenty of space for comfortable seating as well as a table and chairs, creating separate spaces to relax, unwind and entertain. To the rear, a well-presented kitchen offers a range of base and eye-level units along with space for appliances and access out to the pretty courtyard garden. A neutrally decorated bathroom leads off from the kitchen, fitted with a bath and overhead shower, plus a separate WC. Upstairs, the landing leads to a generous principal bedroom and a well-proportioned second bedroom which would make an excellent home office if desired. From here, a further staircase rises to a bonus loft room, which offers excellent flexibility for a variety of uses and includes eaves storage for further household items.

## Outside

The property enjoys a low-maintenance courtyard garden which has recently been refreshed and now offers a peaceful oasis providing the perfect spot for outdoor dining. The road offers permit parking for residents. More information can be found via the Mole Valley council website.

## 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

Meadowbrook Road is situated in 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 (0.9 miles), just a short 19 minute walk away offering a direct service into London Victoria and London Waterloo in a pproximately 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 (11 minute walk) and The Priory (15 minute walk) at s econdary level and St Pauls and St Martins 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 norther outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 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.







## Meadowbrook Road, RH4

Approximate Gross Internal Area = 70.0 sq m / 754 sq ft

Eaves Storage = 9.8 sq m / 105 sq ft

Total = 79.8 sq m / 859 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. (ID977415)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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



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