



16 Hart Gardens, Dorking, Surrey, RH4 1JT

Price Guide £450,000

**patrick
gardner**
RESIDENTIAL



- REFURBISHED CHARACTER COTTAGE
- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- CUL DE SAC
- TWO DOUBLE BEDROOMS
- PRIME LOCATION
- ORIGINAL FEATURES
- LANDSCAPED COURTYARD
- SHORT WALK TO MAINLINE TRAIN STATIONS

Description

Nestled in the charming cul de sac of Hart Gardens, Dorking, this beautifully presented mid-terrace character cottage offers a delightful blend of modern living and original charm. Providing bright and spacious accommodation arranged over two floors, the property has recently undergone extensive refurbishment, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The two double bedrooms are thoughtfully designed, each featuring built-in wardrobes and enjoying varying aspects that fill the rooms with natural light. These bedrooms are serviced by a stylish modern family bathroom, which adds to the overall appeal of the home.

The cottage's location is truly enviable, situated just moments from Dorking's vibrant high street, where you can explore a variety of shops, cafes, and restaurants. Additionally, the mainline station is only a short distance away.

Outside, the property boasts a pretty courtyard garden, perfect for enjoying the outdoors or hosting gatherings with friends and family. For added convenience, resident permit parking is available.

This character cottage is an ideal choice for those seeking a modern yet charming home in a prime location.

Situation

Central to Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. Meadowbank Park is moments away with a vast range of recreational facilities.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure

Freehold

EPC

C

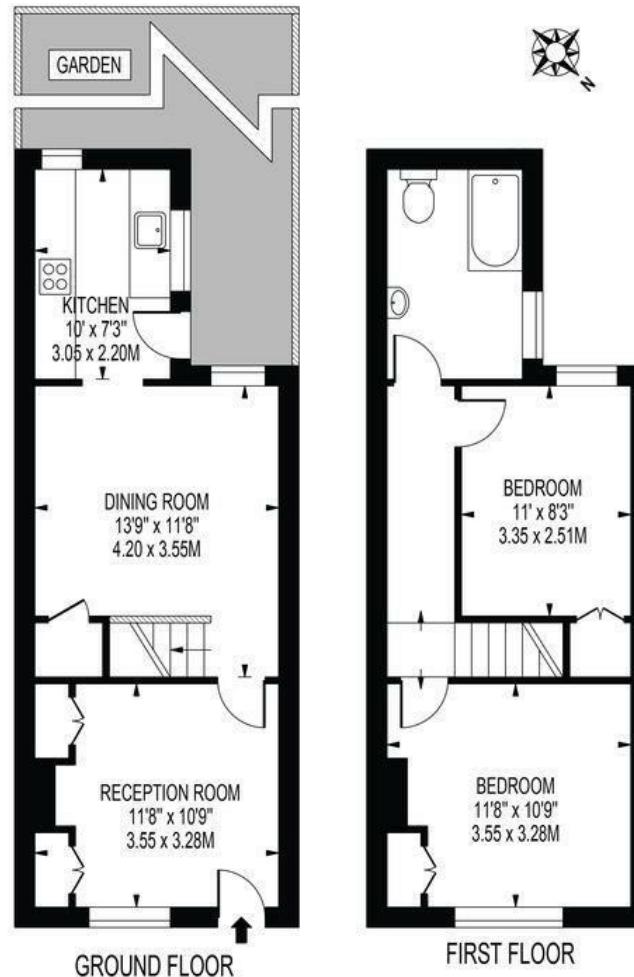
Council Tax Band

D



HART GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 735 SQ FT - 68.24 SQ M



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