



29 Wathen Road, Dorking, Surrey, RH4 1JY

Guide Price £859,950



- STUNNING VICTORIAN FAMILY HOME
- CEDAR CLAD CABIN / HOME OFFICE
- SUPERB KITCHEN / DINING ROOM
- DOWNSTAIRS WC / UTILITY ROOM / SNUG
- SYMPATHETICALLY EXTENDED TO THE HIGHEST SPECIFICATION
- SITUATED IN THE HEART OF DORKING
- SPACIOUS MODERN FAMILY LIVING
- SEPARATE FORMAL RECEPTION ROOM
- FOUR BEDROOMS - EN-SUITE TO MASTER
- CONVENIENTLY LOCATED CLOSE TO HIGH STREET

Description

Nestled in the heart of Dorking Town, this attractive Victorian semi-detached family home offers the perfect blend of modern living and period elegance. Arranged over three floors, the property has been sympathetically extended to enhance its spaciousness while retaining its original character.

As you enter via the attractive entrance, you are greeted by a welcoming hallway that leads to two inviting reception rooms. The formal reception room located at the front of the property features a working fireplace, creating a warm and cosy atmosphere. The heart of the home is undoubtedly the extended kitchen and dining area, which is designed for both functionality and style. This space seamlessly connects to a snug area, making it ideal for contemporary family life. A separate utility room adds further convenience and a stylish WC completes the ground floor accommodation.

The property boasts four well-proportioned bedrooms, including a generous master complete with ensuite, providing a private retreat for relaxation. The additional bedrooms are perfect for family members or guests, ensuring ample space for everyone, along with a modern family bathroom.

Outside, the rear garden is laid to lawn, offering a tranquil space for outdoor living. A spacious cedar-clad cabin at the rear of the garden presents an excellent opportunity for a home office or gym, catering to the needs of modern living.

Conveniently located close to the High Street, this home is perfectly positioned to enjoy the local amenities, shops, and transport links. This Victorian gem is an ideal choice for families seeking a blend of character, space, and modern comforts in a sought-after location.



Situation

Central to Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots, the town also benefits from many superb restaurants, coffee shops and well-regarded pubs. The popular Dorking Halls offers a theatre, cinema and sports centre, and Meadowbank Park is moments away with a vast range of recreational facilities.

Dorking offers a wide selection of excellent local schools for all ages, including Powell Corderoy and St Paul's CE primary schools and The Priory C of E and The Ashcombe secondary schools, all within easy walking distance.

To the north of the town is Denbies, which is the UK's largest vineyard, offering brewery tours, restaurants and some wonderful countryside walks. Areas of Outstanding Natural Beauty are also close by including Box Hill and the stunning Surrey Hills, again offering wonderful countryside to enjoy and explore.

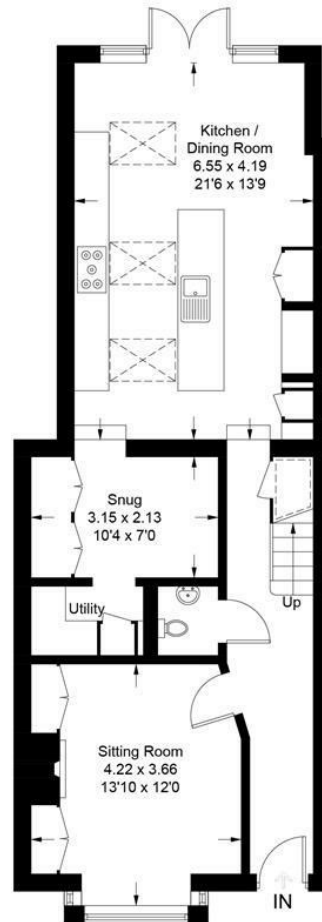
Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction, with a journey time of approximately 55 minutes. There are two further stations in the town, Dorking Deepdene & Dorking West providing services to Guildford, Reigate, Gatwick and beyond.

Tenure
EPC
Council Tax Band

Freehold
D
TBC
E

 = Reduced headroom below 1.5m / 5'0"

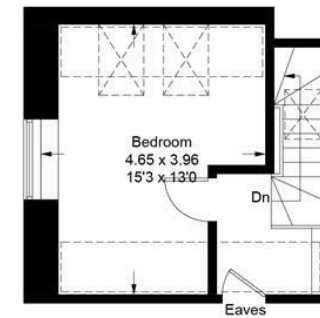
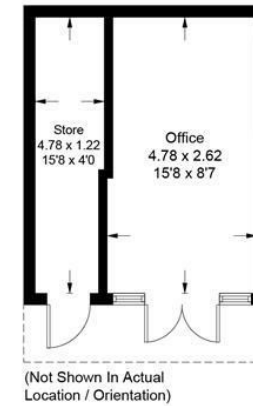
Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft
Office / Store = 18.5 sq m / 199 sq ft
Total = 160.2 sq m / 1724 sq ft



Ground Floor



First Floor



Second 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 decisions reliant upon them. (ID1214808)

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