



16 Hart Road, Dorking, Surrey, RH4 1JS

Guide Price £625,000



- VICTORIAN VILLA
- PRIME LOCATION
- KITCHEN/BREAKFAST ROOM
- SOUTH/EAST FACING GARDEN
- SHORT DISTANCE TO MAINLINE STATION
- THREE BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- FAMILY BATHROOM
- MOMENTS FROM MEADOWBANK PARK
- RESIDENT PERMIT PARKING

Description

Set in the sought-after location of Hart Road, Dorking, this charming semi-detached Victorian villa combines period character with modern-day living. Offering approximately 1,269 sq ft of well-presented accommodation arranged over two floors, the property is ideally positioned just moments from Dorking High Street and within easy walking distance of the mainline station.

The welcoming ground floor features two generous reception rooms, providing versatile spaces for entertaining, relaxing or working from home. To the rear, the modernised kitchen/breakfast room offers a sociable and practical heart to the home, complemented by a convenient ground-floor cloakroom.

Upstairs, there are three well-proportioned bedrooms and a spacious family bathroom, complete with both a bath and separate shower.

A particular highlight is the beautifully established south/east-facing rear garden. Mature planting creates a wonderfully private and peaceful setting, while a dedicated seating area provides the perfect spot for outdoor dining, entertaining or simply enjoying the garden throughout the day.

Combining attractive Victorian features, well-balanced accommodation and a superbly convenient location, this delightful home offers an excellent opportunity to enjoy the best of Dorking, with the town centre, station and local amenities all close at hand.

Situation

Ideally situated just moments from Dorking town centre, the property enjoys easy access to an excellent selection of shops, cafés, restaurants and amenities. Popular retailers include Waitrose, Marks & Spencer, Waterstones and TG Jones, while the town's thriving dining scene ranges from independent coffee shops and well-regarded pubs to various restaurants.

At the eastern end of the town, Dorking Halls offers a cinema, theatre, sports centre and a 24-hour fitness facility, providing a wide range of leisure and entertainment options.

The area is also well served by highly regarded schools, including St Paul's School, The Ashcombe School, The Priory School and Powell Corderoy Primary School, all within easy reach.

Dorking Main station provides regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of approximately 55 minutes. In addition, Dorking Deepdene and Dorking West stations offer convenient connections to Guildford, Reigate, Gatwick Airport and beyond.

To the north of the town lies Denbies Wine Estate, England's largest vineyard, offering vineyard tours, restaurants, a farm and village shop, a brewery, and an extensive network of scenic walking routes through the surrounding countryside.

Tenure

Freehold

EPC

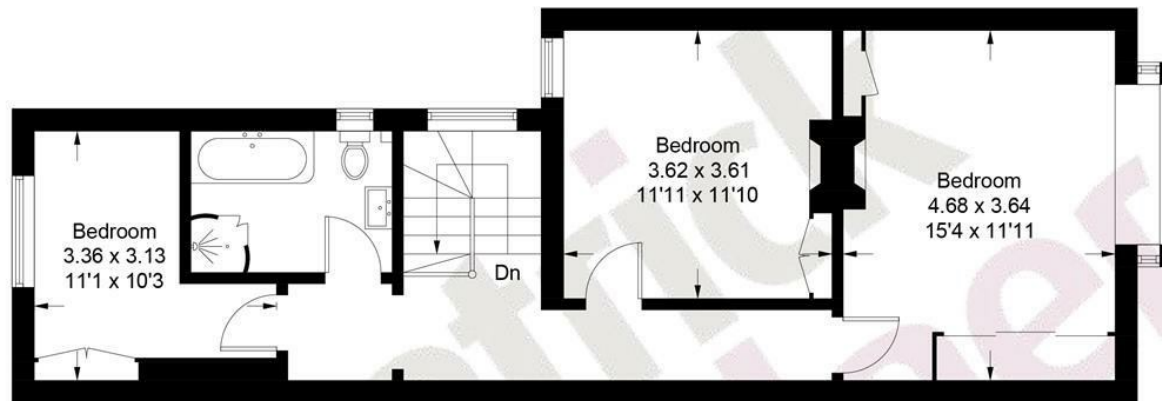
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Council Tax Band

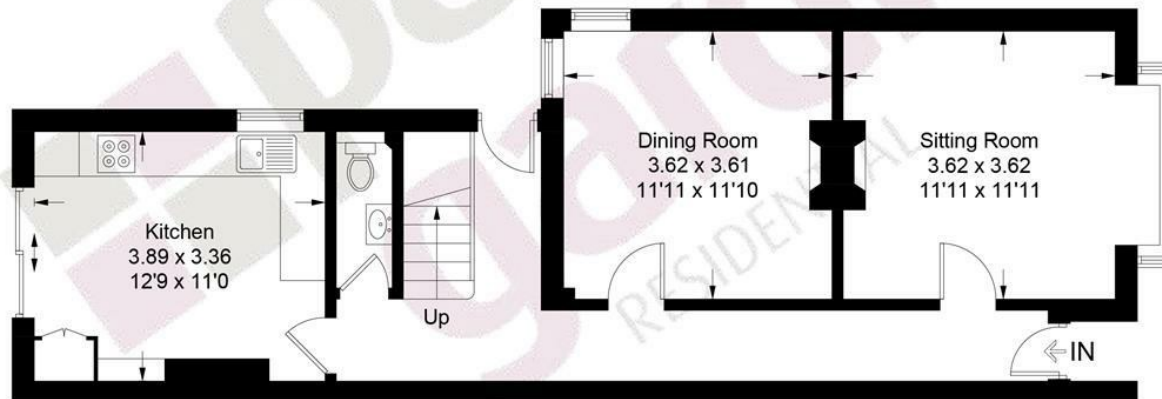
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Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft



First Floor



Ground 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. (ID1332109)

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