



13 Rothes Road, Dorking, Surrey, RH4 1LG

Price Guide £480,000



- ATTRACTIVE PERIOD HOME
- SUPERB LOCATION
- TWO DOUBLE BEDROOMS
- SOUTH FACING COURTYARD
- IN NEED OF MODERNISATION

- SEMI DETACHED
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- DOUBLE GLAZED SASH WINDOWS
- NO ONWARD CHAIN

Description

Nestled on Rothes Road in the charming town of Dorking, this delightful two-bedroom semi-detached Victorian house presents a wonderful opportunity for those looking to create their dream home. With a prime location just a stone's throw from the mainline station and the vibrant town centre, this property offers both convenience and character.

As you enter, you are greeted by two spacious reception rooms, each boasting period features that reflect the charm of the Victorian era. These rooms provide a perfect setting for entertaining guests or enjoying quiet evenings at home. The property also includes a functional kitchen and a utility room, offering ample space.

The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is ready for your personal touch. The south-facing garden is a delightful outdoor space, perfect for enjoying sunny afternoons or cultivating your own garden oasis.

While the property is in need of modernisation, it presents a fantastic opportunity for buyers to infuse their own style and preferences into the home. With its blend of period charm and potential, this semi-detached house is an ideal choice for those seeking a project in a desirable location.

Situation

Moments from 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. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy all within easy reach.

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

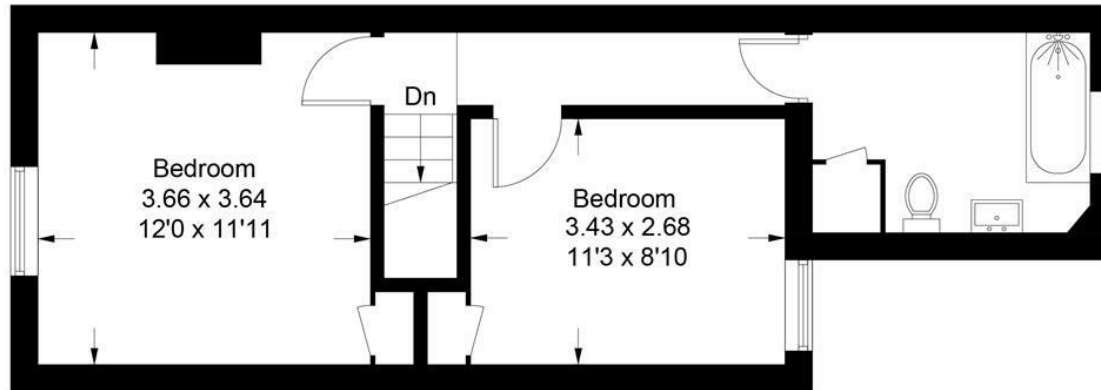
To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

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| Tenure | Freehold |
| EPC | D |
| Council Tax Band | D |

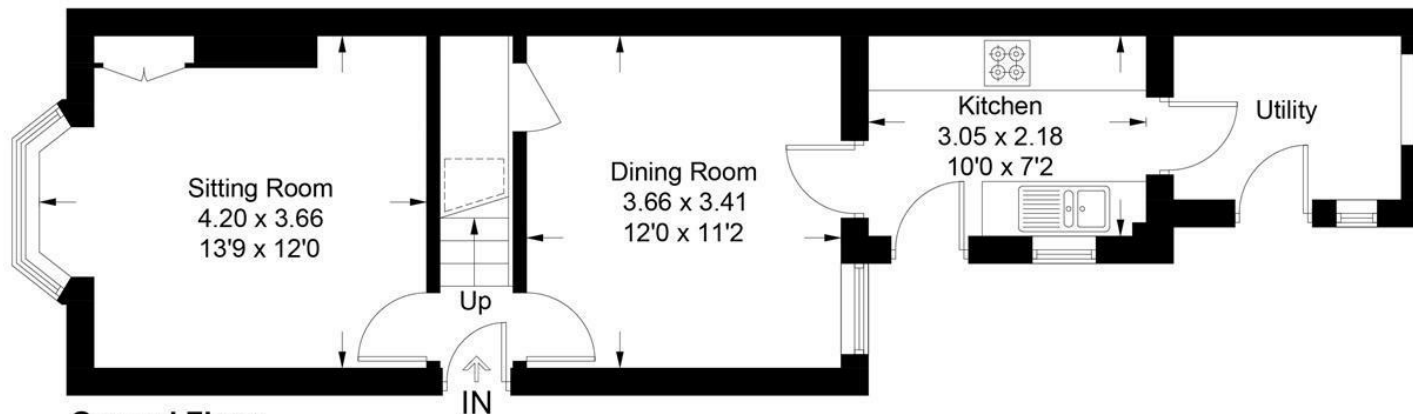


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 80.9 sq m / 871 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. (ID1189276)

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