



2 Humphreys Cottage Dene Street, Dorking, Surrey, RH4 2DU

Asking Price £460,000



- CHARACTER HOME
- PERIOD FEATURES
- ADAPTABLE ACCOMMODATION
- KITCHEN AND UTILITY ROOM
- ATTRACTIVE FROM GARDEN AND REAR COURTYARD
- PRIME TOWN CENTRE LOCATION
- CLOSE TO MAIN LINE STATION
- ARRANGED OVER FOUR FLOORS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM

## Description

Nestled on Dene Street in the charming town of Dorking, this delightful semi-detached character cottage offers a unique blend of traditional charm and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The adaptable accommodation is thoughtfully arranged over four floors, providing ample room to suit individual needs.

As you enter, you are greeted by an inviting sitting room, ideal for hosting guests or enjoying quiet evenings at home. The layout allows for flexibility, making it easy to tailor the space to your needs. The lower ground floor enjoys a kitchen with utility area and separate dining room. The first and second floor consist of two double bedrooms service by a family bathroom.

One of the standout features of this lovely cottage is its wonderful location, just moments from the bustling town centre of Dorking. Here, you will find a variety of shops, cafes, and amenities, all within easy reach.

Outside, the property boasts a beautiful front garden that adds to its curb appeal with a selection of shrubs and a patio area, while the rear courtyard offers a private outdoor space.

## 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**

E

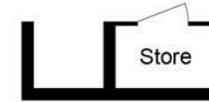
**Council Tax Band**

D

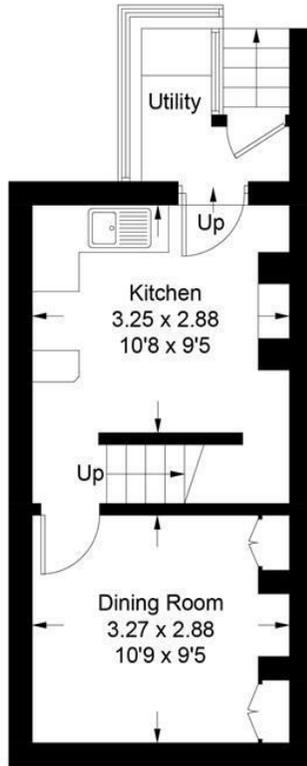


 = Reduced headroom below 1.5m / 5'0

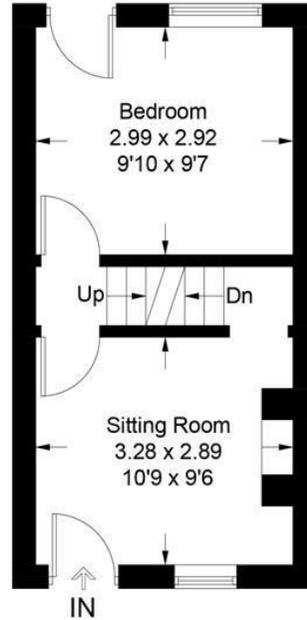
Approximate Gross Internal Area = 85.9 sq m / 924 sq ft  
 Store = 1.0 sq m / 11 sq ft  
 Total = 86.9 sq m / 935 sq ft



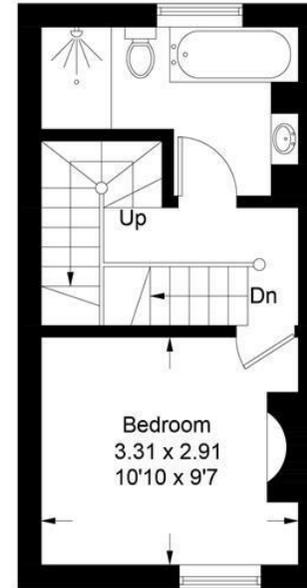
(Not Shown In Actual Location / Orientation)



**Lower Ground Floor**



**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. (ID1206429)  
 www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD  
 Tel: 01306 877775 Email: dorking@patrickgardner.com  
 www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

