



16 Hart Gardens, Dorking, Surrey, RH4 1JT

Price Guide £450,000



- 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

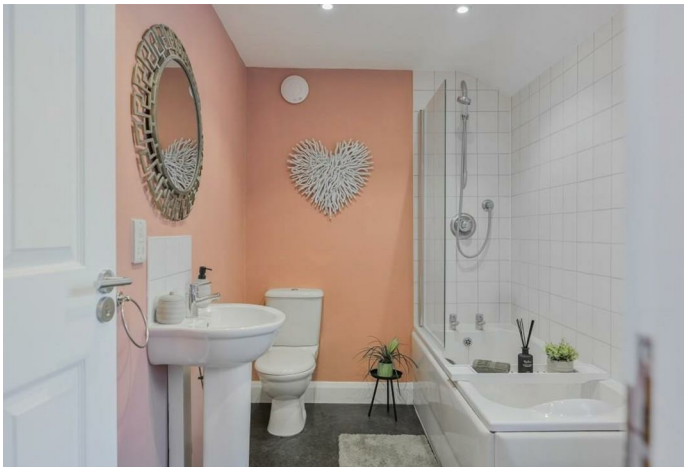
Central to Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs.

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.

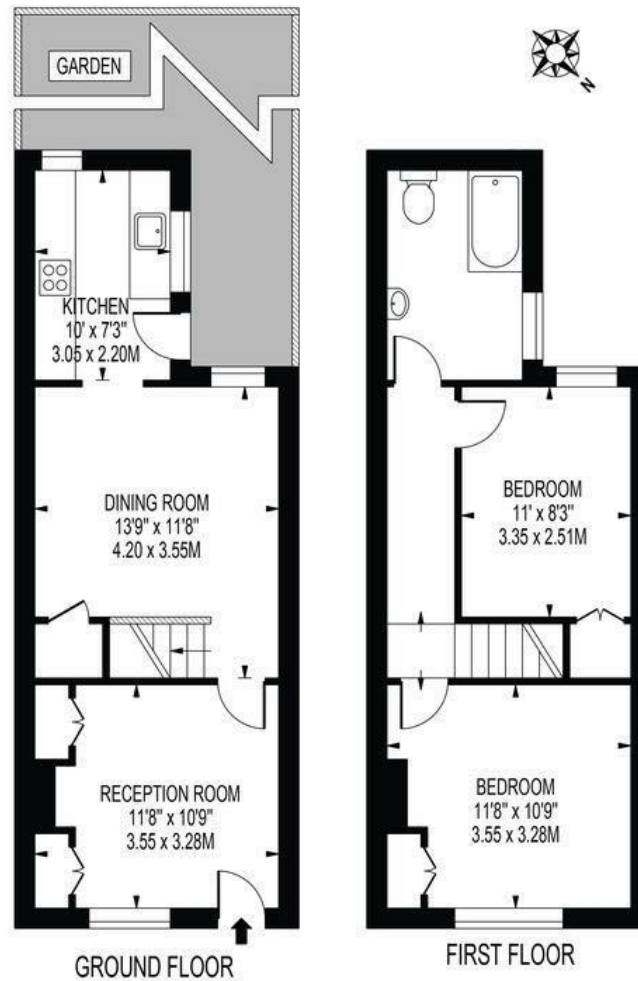
To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	C
Council Tax Band	D



HART GARDENS

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



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

