



47 Rothes Road, Dorking, Surrey, RH4 1LG

Price Guide £475,000



- TWO BEDROOM HOME
- TWO RECEPTION ROOMS
- RESIDENT PERMIT PARKING
- CLOSE TO MAINLINE STATION
- PERIOD FEATURES

- PERIOD PROPERTY
- SOUGHT AFTER LOCATION
- SOUTH/EAST FACING GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Description

Situated on the sought-after Rothes Road, just a short walk from Dorking High Street, this well-presented two-bedroom Victorian home is offered to the market with no onward chain.

Extending to approximately 905 sq ft, the property offers well-balanced accommodation arranged over two floors, including two reception rooms, a kitchen with access to the rear garden, two generous double bedrooms and a family bathroom.

Outside, the south-east facing garden provides an attractive space to relax and entertain, with the added benefit of rear pedestrian access. Resident permit parking is available on the road.

Ideally located within easy reach of Dorking's excellent range of shops, cafés and restaurants, as well as the town's mainline railway stations, the property is perfectly suited to first-time buyers, downsizers or commuters seeking a character home in a convenient location.

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 TGJones, while the town's thriving dining scene ranges from independent coffee shops and well-regarded pubs to the Michelin-starred restaurant Sorrel.

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

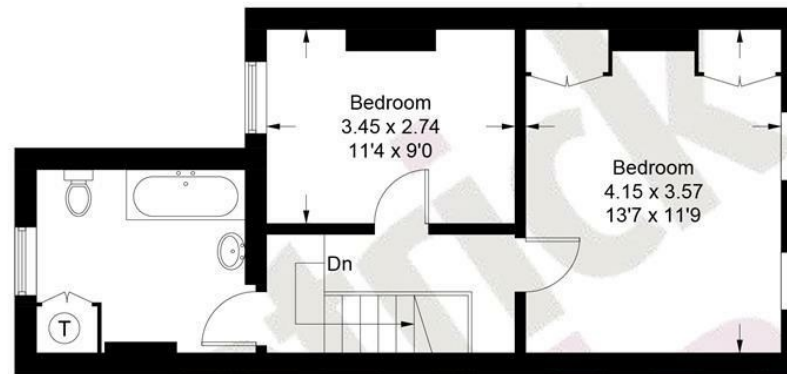
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Council Tax Band

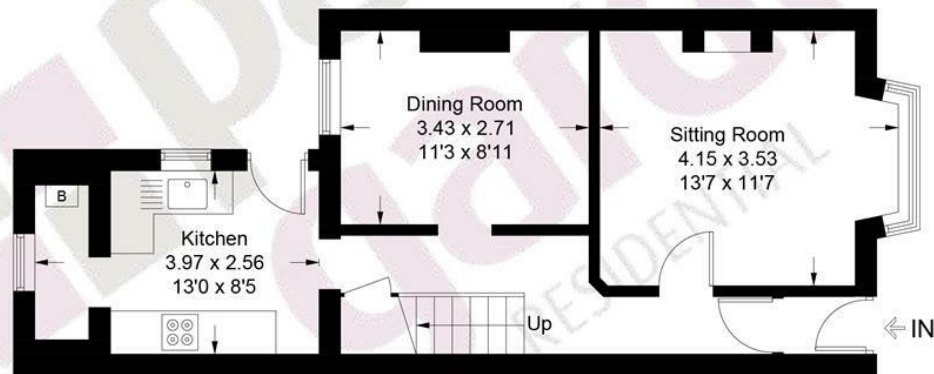
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Approximate Gross Internal Area = 84.1 sq m / 905 sq ft



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. (ID1321148)

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