20A Wathen Road, Dorking, Surrey, RH4 1JY

Price Guide £350,000

- SUPERB GROUND FLOOR APARTMENT
- CONVERTED VICTORIAN HOUSE
- FORMAL SITTING ROOM WITH FIREPLACE
- KITCHEN / DINING ROOM
- PRIVATE PAVED REAR GARDEN
- CONVENIENT CENTRAL DORKING LOCATION
- COMBINING PERIOD FEATURES WITH MODERN LIVING
- DOUBLE BEDROOM WITH DOOR ONTO GARDEN
- MODERN BATHROOM SUITE
- IDEAL FIRST TIME BUY OR DOWNSIZE

Description

Situated on Wathen Road, within the conservation area of Dorking town centre, this superb ground-floor apartment forms part of a converted Victorian house and combines period character with modern living. Offering a share of the freehold and its own private paved rear garden, the property presents an appealing opportunity for those seeking a stylish and manageable home in a highly convenient location.

The accommodation opens into a welcoming sitting room, featuring a striking fireplace with wood-burning stove and fully refurbished sash windows, which beautifully complements the period character of the property. The open-plan kitchen and breakfast room flows naturally through from the dining room, creating a versatile and sociable space for both everyday living and entertaining.

The well-proportioned bedroom benefits from direct access into the rear garden, creating a lovely connection between the indoor and outdoor spaces. The modern bathroom completes the accommodation.

Outside, the paved rear garden offers a private and peaceful space for relaxing or enjoying outdoor dining with the convenience of an access gate. Resident permit parking is also available, adding further convenience.

With its period features, modern finish, private rear garden, and share of freehold, this apartment would make an excellent first-time purchase or an ideal choice for those looking to downsize without compromising on style, outdoor space or location.

Situation

Wathen Road is ideally situated within easy walking distance of Dorking High Street, offering an excellent selection of independent shops, boutiques and cafés alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. The town also provides a diverse choice of restaurants, coffee shops, traditional pubs and everyday amenities, making it a convenient and enjoyable place to live.

Beyond the town centre, Dorking is surrounded by the beautiful Surrey Hills countryside, providing exceptional opportunities for walking, cycling and enjoying the outdoors. Box Hill, Leith Hill, Ranmore Common, Norbury Park and Holmwood Common are all within easy reach, while nearby Denbies Wine Estate offers a popular destination to explore throughout the year.

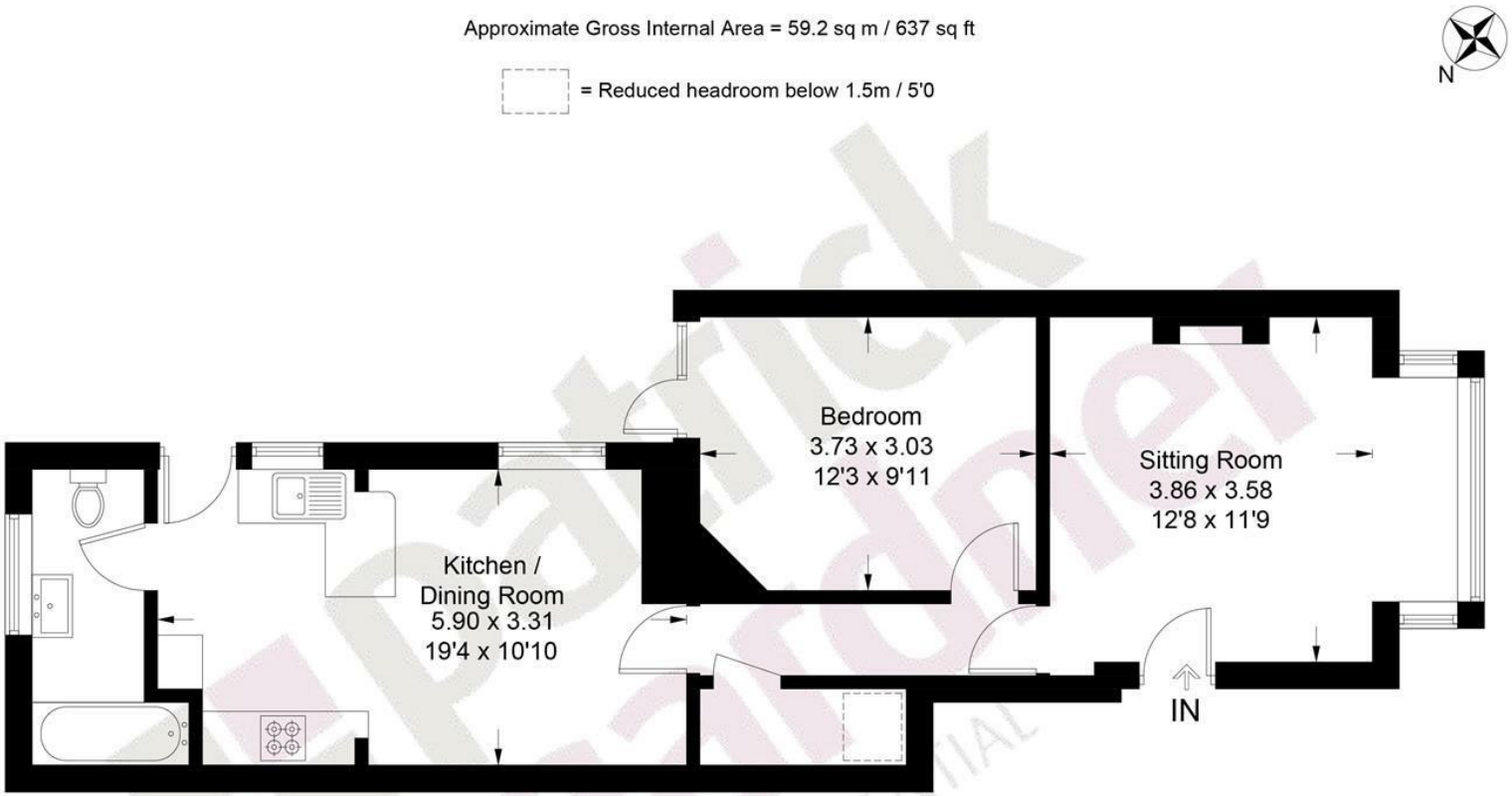
Dorking also has a strong cultural and leisure offering, with the Dorking Halls providing theatre and cinema facilities, together with Dorking Sports Centre offering a wide range of sporting and recreational amenities.

The town is served by three railway stations, providing convenient connections to London, Guildford and destinations to the south. The combination of an established town centre, excellent access to the Surrey Hills and convenient transport links makes Dorking an appealing place to live, with Wathen Road particularly well positioned to enjoy all that the area has to offer.

Tenure	Share of Freehold
Lease	999 years from 1985
EPC	D
Council Tax Band	C
Ground Rent	Nil
Service Charges	Shared

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID1336656)

www.bagshawandhardy.com © 2026

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 firms employment has the authority to make or give any representation or warranty in respect of the property.