



 **patrick
gardner**
RESIDENTIAL

9 Ansell Road, Dorking, RH4 1QN

Price Guide £375,000



- MID TERRACE COTTAGE
- KITCHEN BREAKFAST ROOM
- NO ONWARD CHAIN
- COURTYARD GARDEN
- LOUNGE FEATURE FIREPLACE

- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- FIRST FLOOR BATHROOM
- FURTHER COMMUNAL LAWN GARDEN
- GAS FIRED CENTRAL HEATING

Description

Located in the heart of Dorking on Ansell Road, this charming period cottage offers a delightful blend of character and modern living. With two spacious double bedrooms, this home is perfect for couples, small families, or those seeking a peaceful retreat in a vibrant town centre.

As you enter, you are welcomed into a cosy reception room, featuring a lovely fireplace surround that adds warmth and charm to the space. The kitchen/breakfast room is well-appointed, providing a perfect spot for making meals or entertaining guests. The first-floor bathroom is conveniently located, ensuring comfort and privacy.

One of the standout features of this property is the rear courtyard garden, which leads out to a communal lawn garden, which the owner currently owns a share. There is a charge of £90 p.a for the joint field maintenance. There is a brick built shed within the boundary of the courtyard, which offers a serene outdoor space to relax and unwind. The property also benefits from car permit parking, making it easy for residents.

Situated just moments from the bustling High Street, you will find an array of shops, cafes, and restaurants at your doorstep. Additionally, the property is a short walk from the train stations, providing excellent transport links for commuters.

With no onward chain, this period cottage presents a fantastic opportunity for those looking to settle in a desirable location. Whether you are a first-time buyer or seeking a charming home in a vibrant community, this property is not to be missed.

Situation

Moments from Dorking Town Centre with an excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and WH Smith, along with various restaurants which include the Michelin Star restaurant Sorrel.

The Dorking Halls, at the eastern end of the Town, includes a cinema, theatre and sports centre, as well as a 24-hour fitness centre with Meadowbank recreation park only a moments walk away.

There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and 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) with two further stations, Dorking Deepdene & Dorking West, 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

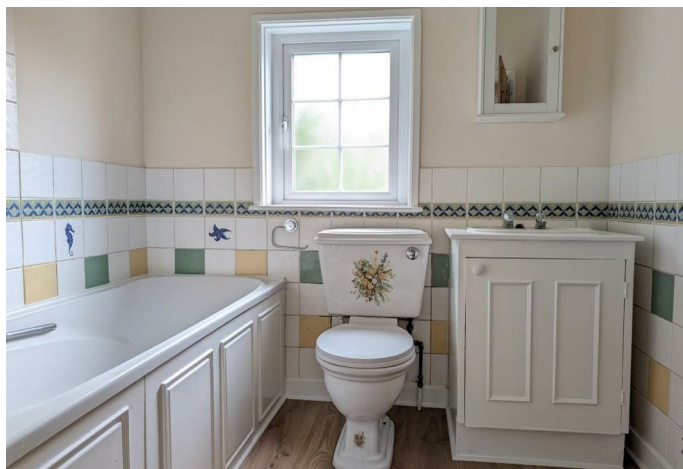
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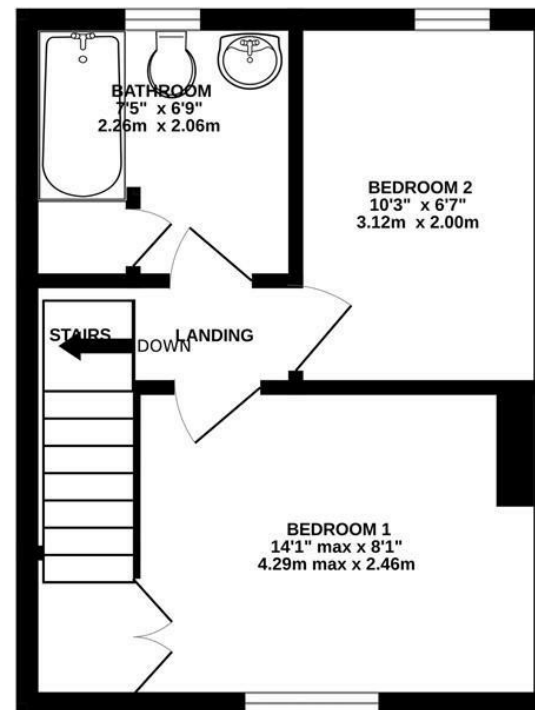
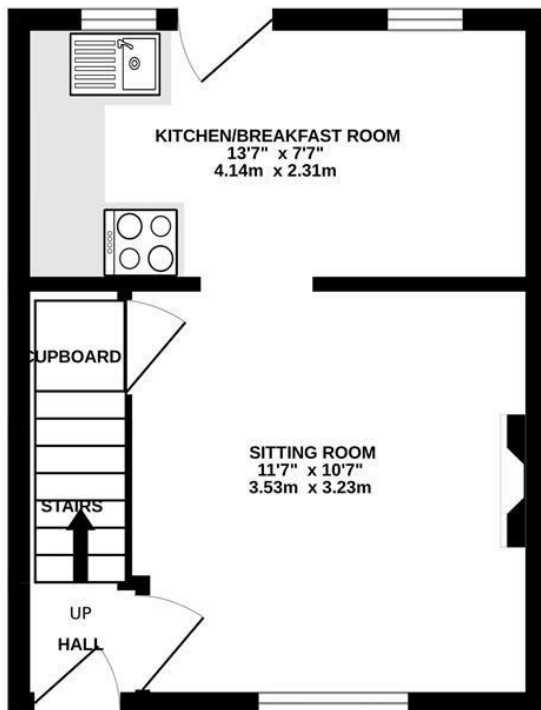
EPC

D

Council Tax Band

D





TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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