33 Church Street, Dorking, RH4 1DW

Guide Price £399,950

- PERIOD COTTAGE
- BRIGHT AND MODERN KITCHEN
- TWO SPACIOUS, DOUBLE BEDROOMS
- PERIOD FEATURES
- RESIDENT PARKING PERMIT AVAILABLE
- PEACEFUL, CENTRAL LOCATION
- SOUTH-FACING COURTYARD GARDEN
- BRIGHT FAMILY BATHROOM
- USEFUL BASEMENT
- CLOSE TO DORKING STATIONS

Description

This delightful character cottage is ideal for those looking to downsize or a first-time buyer. Situated on peaceful Church Street, it is just a stone's throw from the picturesque St Martins Church gardens and the vibrant Dorking High Street.

Upon entering, you are welcomed into an inviting reception room with wood-burning stove and to the rear, a bright and modernised kitchen/breakfast room. Patio doors from the kitchen lead to the south-facing, walled courtyard that presents a lovely outdoor area, perfect for enjoying sunny days or hosting gatherings with friends and family.

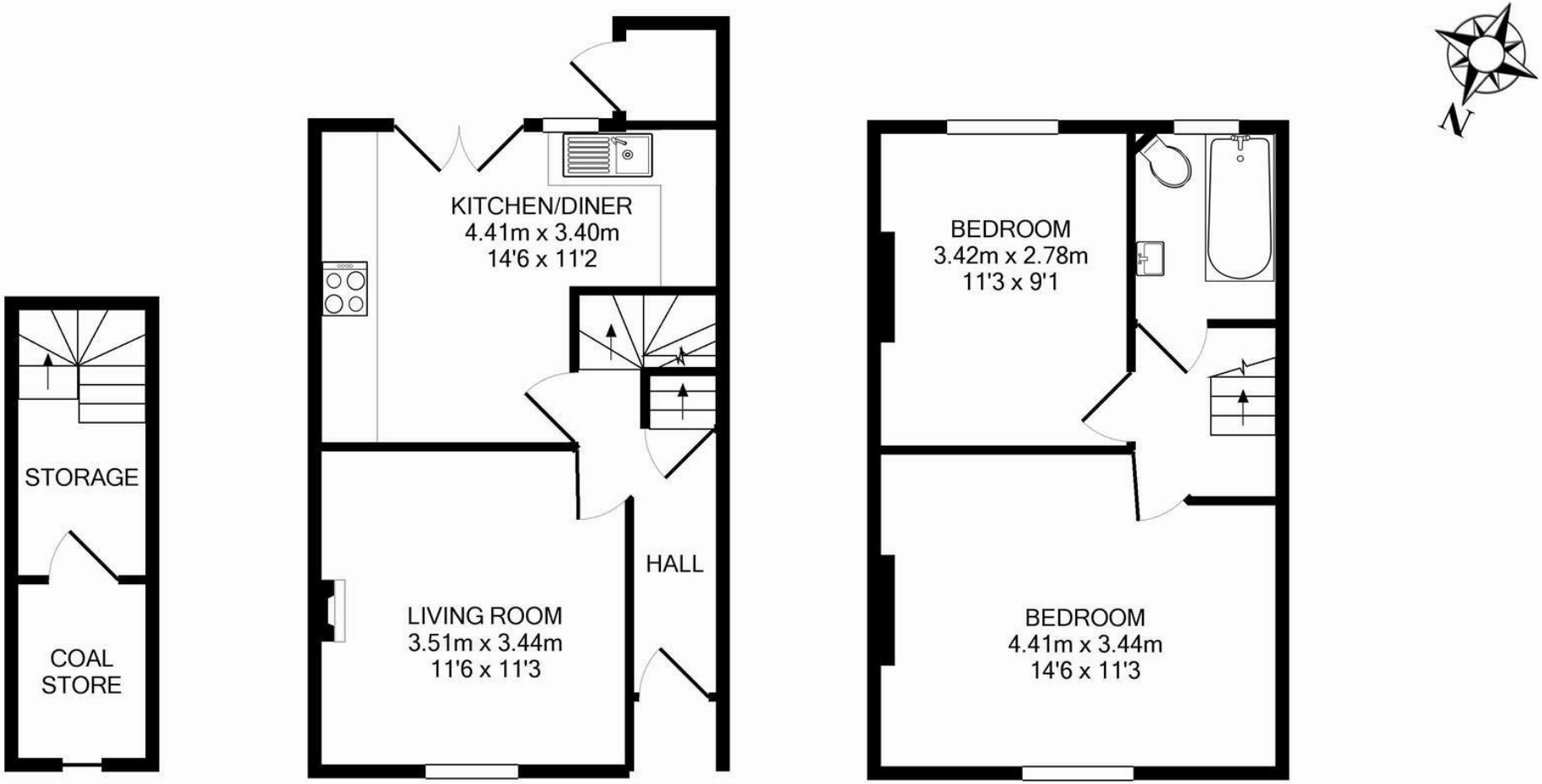
The well-appointed accommodation includes two spacious double bedrooms, both with period fireplace surrounds. The property also boasts a useful basement, enhancing the living space and offering potential for further development.

Well presented throughout, this cottage retains many original features that add to its character and charm.

Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and Robert Dyas 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. There is a highly regarded selection of schools close to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools - all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom and Clapham Junction (journey time approx. 55 minutes) also there are two further stations, Dorking Deepdene and Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Wine Estate, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	D
Council Tax Band	D



Basement Level
Approx. Floor
Area 7.6 Sq.M.
(82 Sq.Ft.)

Ground Floor
Approx. Floor
Area 32.1 Sq.M.
(346 Sq.Ft.)

1st Floor
Approx. Floor
Area 30.4 Sq.M.
(327 Sq.Ft.)

Total Approx. Floor Area 70.1 Sq.M. (755 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2013

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.