



**patrick
gardner**
RESIDENTIAL

Edward Cottage, 13 Leslie Road, Pixham, Dorking, Surrey, RH4 1PW

Price Guide £450,000



- MID TERRACE COTTAGE
- FIRST FLOOR BATHROOM
- CUL-DE-SAC SETTING
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOCATED IN DESIRABLE PIXHAM VILLAGE
- UPDATED KITCHEN AND BATHROOM
- WALKING DISTANCE TO TRAINS STATIONS
- SOLE AGENTS

Description

Nestled in the charming village of Pixham, Dorking, this delightful mid-terrace cottage on Leslie Road offers a perfect blend of period character and modern convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

The master bedroom boasts an en-suite bathroom, providing a private sanctuary for relaxation. The additional bedroom is generously sized, ensuring comfort for all occupants. The ground floor features a convenient cloakroom w.c., enhancing the practicality of the home.

The heart of the cottage is its recently updated kitchen, which includes new units and appliances, making it a joy for any home cook. The new white bathroom suite adds a touch of elegance and is presented in excellent condition throughout, allowing you to move in without the need for immediate renovations.

Set in a picturesque village setting, this property benefits from easy access to two local train stations, making commuting a breeze. With no onward chain, this home is ready for you to make it your own without delay.

This charming cottage is a rare find in the desirable Pixham area, combining modern living with the charm of a period home. Don't miss the opportunity to view this lovely property and experience the tranquil lifestyle it offers.



Situation

Situated just outside the centre of the market town of Dorking. There are two mainline train stations just a short distance away which offer services to both London Waterloo & Victoria from Dorking Main Line station. Dorking Deepdene station provides regular services to London Bridge (via Redhill). There are also services to Guildford, and Gatwick Airport to mention just a few. Dorking offers a vast selection of supermarkets, shops and restaurants. The Dorking Halls offers a cinema, theatre and entertainment with the Sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the counties finest walking, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. The M25 can be approached at junctions 8 & 9, Reigate and Leatherhead. This network provides access to both Heathrow and Gatwick Airports.

Tenure

Freehold

EPC

E

Council Tax Band

D

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
Outbuildings = 11.9 sq m / 128 sq ft
Total = 81.2 sq m / 874 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor

First 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. (ID1264221)

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