



55 Orchard Way, Dorking, Surrey, RH4 2JJ

Price Guide £350,000





- TWO BEDROOM COTTAGE
- SPACIOUS SITTING ROOM
- CELLAR
- REAR GARDEN
- GAS CENTRAL HEATING

- CLOSE TO DORKING TOWN CENTRE
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR SHOWER ROOM
- RESIDENTIAL CUL DE SAC
- NO ONWARD CHAIN



## Description

This two bedroom Victorian Cottage is offered to the market with no onward chain. Just moments away from the vibrant town centre, this property is ideally situated for those who appreciate both tranquillity and accessibility.

Spanning an impressive 795 square feet, the accommodation is thoughtfully arranged over three floors, providing ample space for modern living. The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The well-proportioned bedrooms on the upper floors offer a peaceful retreat, while the bathroom is conveniently located to serve both rooms.

One of the standout features of this cottage is the cellar, which presents an excellent opportunity for additional storage or potential conversion, depending on your needs. The rear garden, extending to approximately 40 feet, is a lovely outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

## Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths 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.

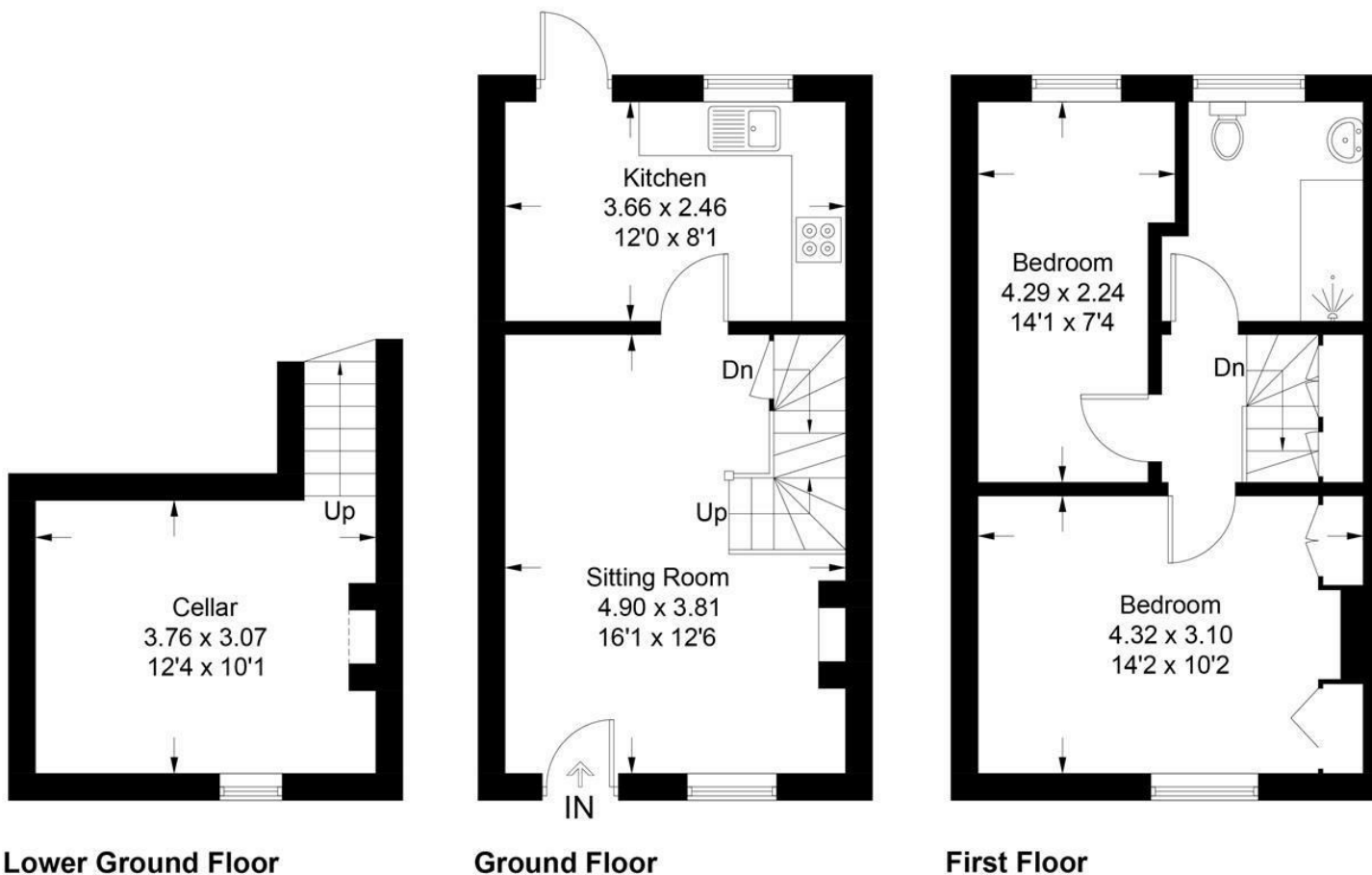
There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations 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.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



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. (ID1223248)  
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