

53 High Street, Dorking, RH4 1AW

Price Guide £425,000



- SUPERBLY PRESENTED TOWNHOUSE
- 1091 SQ FT OF ACCOMMODATION
- HIGH SPECIFICATION
- LARGE OPEN PLAN KITCHEN/SITTING ROOM
- ACCOMMODATION ARRANGED OVER FOUR FLOORS
- FULLY REFURBISHED THROUGHOUT
- TOWN CENTRE LOCATION
- 10 YEAR REFURBISHMENT WARRANTY
- GRADE II LISTED
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM

## Description

Nestled in the vibrant heart of Dorking, this beautifully presented townhouse is a rare find. Believed to date back to the 1400s, this Grade II listed property offers a unique blend of historical charm and modern living, providing 1,091 square feet of adaptable living space arranged over four floors.

The open-plan kitchen/sitting room is a particular feature of the home, where large sash windows flood the area with natural light, creating a warm and inviting atmosphere. The property boasts two generously sized double bedrooms, each thoughtfully designed to maximise comfort and style. With two beautifully appointed bathrooms, this home is perfect for both families and professionals alike.

The property has recently undergone extensive refurbishment throughout and includes new central heating and electrics. Additionally, it comes with a ten-year refurbishment warranty, providing peace of mind for the new owner.

Situated just moments from the bustling high street, this townhouse offers not only a beautiful home but also a rare opportunity to live in a historic setting while enjoying the conveniences of modern life.

Viewings highly recommended.

N.B. As a new home, a reservation form will need to be completed and a £1,000 reservation fee paid. If for any reason the purchaser does not proceed the seller reserves the right to retain up to £500 as a contribution towards their abortive fees.

## Situation

Central to Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots, the town also benefits from many superb restaurants, coffee shops and well-regarded pubs. The popular Dorking Halls offers a theatre, cinema and sports centre, and Meadowbank Park is moments away with a vast range of recreational facilities.

Dorking offers a wide selection of excellent local schools for all ages, including St Martins, St Josephs, Powell Corderoy and St Paul's C of E primary schools and The Priory C of E and The Ashcombe secondary schools, all within easy walking distance.

To the north of the town is Denbies, which is the UK's largest vineyard, offering brewery tours, restaurants and some wonderful countryside walks. Areas of Outstanding Natural Beauty are also close by including Box Hill and the stunning Surrey Hills, again offering wonderful countryside to enjoy and explore.

Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction, with a journey time of approximately 55 minutes. There are two further stations in the town, Dorking Deepdene & Dorking West providing services to Guildford, Reigate, Gatwick and beyond. The M25 can be accessed at J9 Leatherhead and J8 Reigate.

Tenure	Freehold
EPC	TBC
Council Tax Band	TBC

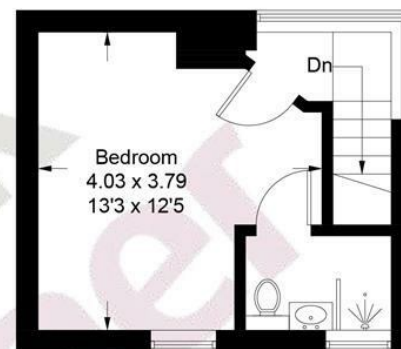




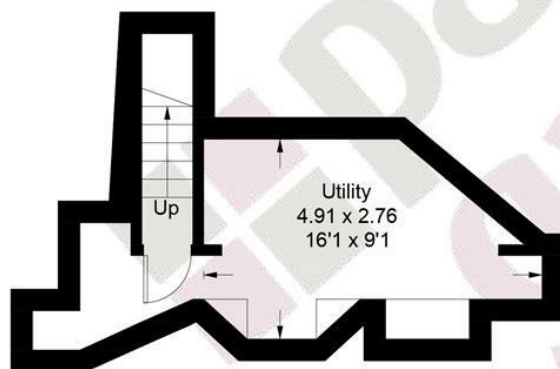
Approximate Gross Internal Area = 87.1 sq m / 937 sq ft  
 Basement = 14.3 sq m / 154 sq ft  
 Total = 101.4 sq m / 1091 sq ft



**First Floor**



**Second Floor**



**Basement**



**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. (ID1266783)  
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