



North Street, Dorking, Surrey, RH4 1DN

Guide Price £360,000 Freehold

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- SUBSTANTIAL CHARACTER COTTAGE
- LOCATED IN THE HEART OF DORKING
- ARRANGED OVER FOUR FLOORS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FLEXIBLE LAYOUT
- FEATURE FIREPLACE
- BASEMENT
- NO ONWARD CHAIN

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The Property This substantial three bedroom character cottage is offered to the market with no onward chain.

Arranged over four floors the property benefits from over 1,100 sq. ft. of flexible accommodation located in the heart of Dorking.

To the right hand side once entering the property is the formal living room with feature fireplace and views across Church Street with St Martins Church beyond. To the left is a second good size reception room. The kitchen/breakfast room boasts ample wall and base units with built in oven and hob and plenty of further space for numerous white goods.

Directly in front when entering is a staircase that leads you down to the basement which is neutrally decorated and offers good head height.

The first floor includes two bedrooms and the family bathroom with corner bath and neutral white suite.

The top floor is another large room that could be used as a bedroom, home study or adaptable to suit individual needs.

Situation Located in the heart of the town and as such, is within a short walking distance to all of the facilities provided in Dorking. Waitrose, Marks & Spencers, Sainsbury's and Tesco's Express offer a fine selection of food shopping including other national and local shops, pubs and restaurants.

The nearby Dorking Halls and Sports centre provide various entertainment and exercise facilities including a cinema.

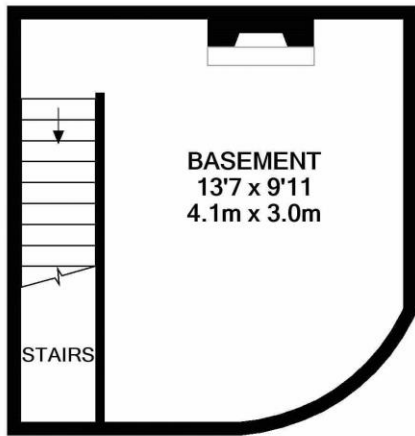
The immediate area provides some of the county's finest walking, cycling, and riding countryside as highlighted in the Tour of Britain cycling events. Box Hill, Ranmore, Leith Hill and the Surrey Hills are all accessible.

The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead. Gatwick Airport is approximately 12 miles away.

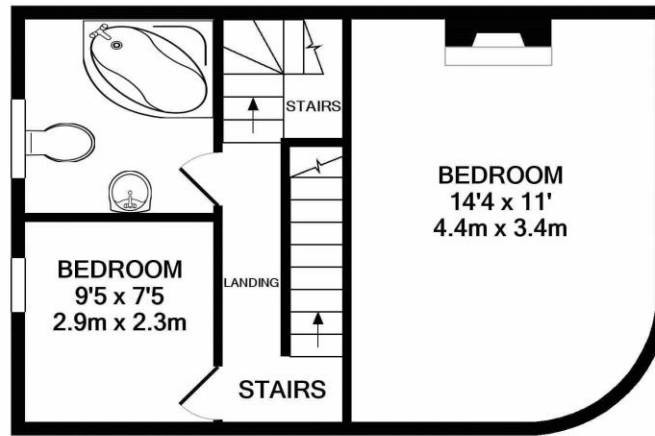
Train stations at Dorking Mainline and Deepdene provide access to both London Victoria and Waterloo, Guildford, Gatwick and towards the South and West of the country.



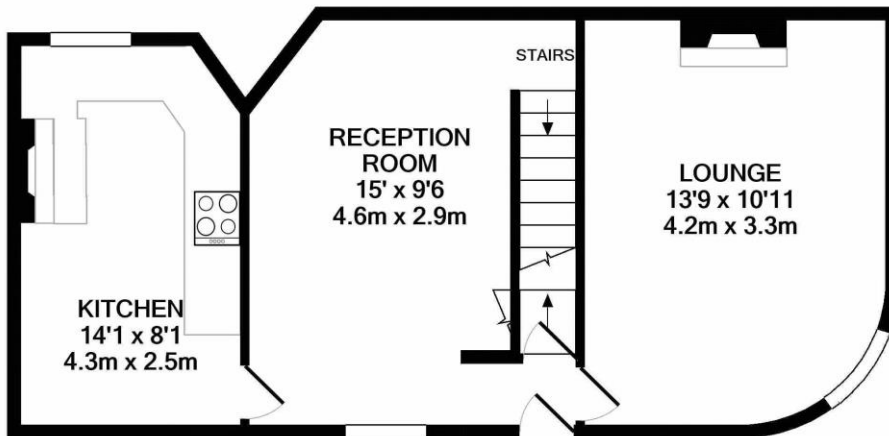




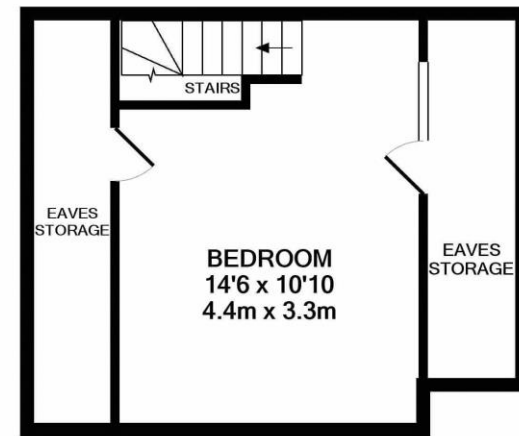
BASEMENT LEVEL
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(30.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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