



1-2 IVY COTTAGES
HAMPSTEAD LANE, DORKING, SURREY

JACKSON-STOPS 

1-2 IVY COTTAGES, HAMPSTEAD LANE, DORKING, SURREY RH4 3BU
GUIDE PRICE £880,000

PERIOD GEM IN A TUCKED AWAY, YET
HIGHLY CONVENIENT TOWN CENTRE
LOCATION WITH CHARMING GARDENS
AND GLORIOUS VIEWS ACROSS
PROTECTED COUNTRYSIDE



DISTANCES

DORKING TOWN CENTRE 0.9 MILES
DORKING STATION 1.7 MILES
LEATHERHEAD 6.2 MILES
REIGATE 7.2 MILES
M25 (J9) 7.9 MILES
GUILDFORD 12.8 MILES

GROUND FLOOR

- Entrance hall
- Kitchen/breakfast room
- Shower room
- Sitting room
- Study
- Dining room
- Guest bedroom with W.C.

BASEMENT

- Cellar/utility room

FIRST FLOOR

- Main bedroom
- Further double bedroom with built-in wardrobes
- Family bathroom

OUTSIDE

- Delightful gardens
- Attractive sun terrace
- Detached summer house
- Fine views over The Nower
- Driveway providing parking to the front

DESCRIPTION

Believed to date back to the 17th century, this most charming Grade II listed attached period cottage occupies a delightful, quiet and secluded position adjacent to The Nower and close to the town centre. Rich in character and history, the property displays an abundance of original period features, while the present owners have thoughtfully and sympathetically enhanced the accommodation to create a superb home that successfully blends traditional charm with the comforts expected for modern-day living. A welcoming entrance hall leads to the beautifully appointed kitchen/breakfast room, undoubtedly one of the principal features of the house. This impressive space enjoys a vaulted ceiling, attractive stone flooring, a double aspect and an excellent range of traditional-style cabinetry complemented by granite work surfaces. A contemporary shower room is conveniently accessed from the kitchen. The remainder of the ground floor offers two delightful reception rooms, both displaying exposed ceiling timbers and wood-burning stoves, creating warm and inviting living spaces. In addition, there is a versatile guest bedroom with built-in wardrobes and a W.C., together with a study, while access is also provided to the cellar, currently utilised as a practical utility room. The first floor comprises the principal bedroom, benefiting from Jack and Jill access to the family bathroom, together with a further double bedroom featuring built-in wardrobes. Outside, the gardens are a particular delight and are entirely in keeping with the character of the cottage. An attractive paved terrace leads onto beautifully maintained lawns bordered by established flower and shrub beds, together with mature hedging providing an excellent degree of privacy. A detached summer house with an adjoining veranda offers a wonderful retreat from which to enjoy the delightful outlook across the adjoining protected countryside. To the front of the property, a private driveway provides off-road parking.

LOCATION

The property is situated in a highly convenient established location on the southern edge of Dorking, close to the heart of this historic and popular Surrey town. The Nower which is adjacent, is an area of protected countryside, which is also a Designated Area of Outstanding Beauty and is ideal for running and walking, providing direct access to the Surrey Hills which stretch to the west and south west. Dorking offers an excellent range of mainstream and individual shops, cafes, restaurants and a good selection of primary schools and two secondary schools – The Ashcombe and The Priory. Dorking also has an excellent swimming pool/sport centre and for cultural events the Dorking Halls. There are commuter services to Victoria and Waterloo from Dorking station, whilst Dorking Deepdene is on the east to west line from Reading to Gatwick offering fast trains to Guildford. Denbies Vineyard in Dorking is the largest vineyard in England and a tourist attraction.



1-2 IVY COTTAGES

MAIN HOUSE 1,548 SQ FT/ 143.7SQ M

SUMMER HOUSE 191 SQ FT/ 17.7 SQ M

TOTAL APPROX. FLOOR AREA 1,739 SQ FT/161.4 SQ M

Post Code: RH4 3BU

Latitude: 51.22538 Longitude: -0.338004

What3words: winks.chef.rots

Council Tax Band: F

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

Sewerage – Mains supply

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910