



**Barrington Court
Dorking, RH4 3EL**

**Offers Over
£450,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

THE LOCATION

The property is set on a popular residential road in a highly convenient location, within easy walking distance of Dorking's vibrant High Street, that offers a varied range of shops, bars and restaurants and only a short walk from both Sainsbury's and Waitrose. The house is also within approximately 1.5 miles of both Dorking main line and Dorking Deepdene stations, providing access to a wide variety of destinations including Guildford, Gatwick, Horsham & London. Dorking also has a wide variety of leisure facilities, including Dorking Halls Theatre, Dorking Golf Course and Dorking Sports Centre. The surrounding area boasts extensive open countryside, including Box Hill, that is a popular location for cyclists and walkers.

ACCOMMODATION SUMMARY

Tenure: Freehold

The house provides good-sized accommodation that was formerly arranged with three bedrooms. It has since been converted to two bedrooms, with an additional en suite bathroom, but could easily be converted back to offer three bedrooms. Therefore, the first floor is currently configured as two double bedrooms, a family bathroom and en suite shower room. The ground floor features a spacious

entrance hall with stairs leading to the first floor. At the front of the house is a sitting room, which benefits from a double-glazed bay window and fireplace. To the rear, an open-plan dining room leads into a defined kitchen area which is fitted with a range of matching floor and wall mounted units, with space for appliances and a walk-in larder.

PARKING & GARDENS

To the front of the property there is an enclosed area of garden, with an area of lawn, flower and shrub borders and side access to the rear garden. The property has driveway parking for one vehicle, that could be expended to create further parking for additional vehicles. The rear garden is enclosed to all sides, and offers a good level of seclusion, with a patio, that leads to a lawned area, with an adjacent pathway and a large timber storage shed. The property also offers a brick built outbuilding (formerly an outside toilet) that offers additional storage, but could be converted to a W.C. again or utility room).





Buses

3 minute walk



Shops

Lidl
8 minute walk



Trains

Dorking Deepdene – 1.2 miles
Dorking – 1.4 miles



Airport

Gatwick
12.7 miles



Roads

M23
15.1 miles



Sport & Leisure

Dorking Sports Centre
1 mile



Rental Income

£ pcm



Schools

St Joseph's Catholic Primary
St Paul's CofE Primary
The Priory CofE School



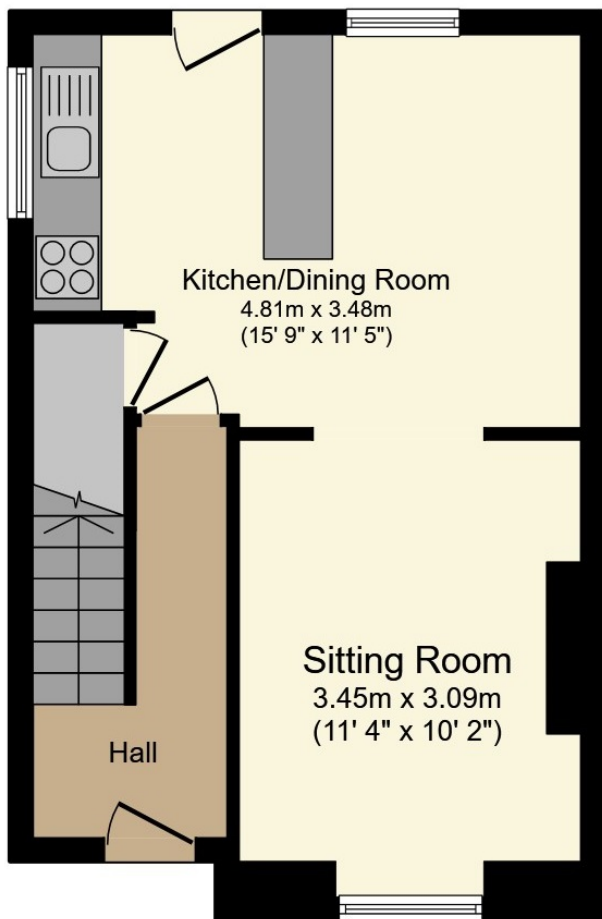
Broadband

Up to tbc Mbps

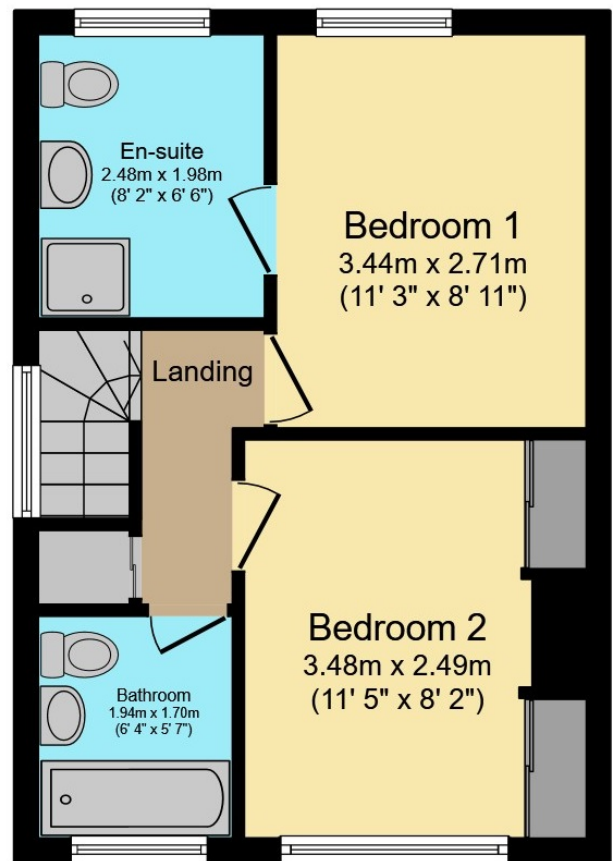


Council Tax

Band D

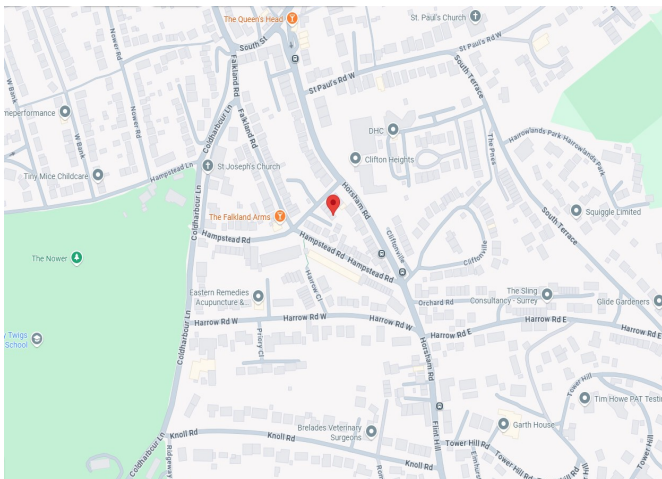


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

741 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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