



THE HIGHLANDS
VINCENT LANE, DORKING, SURREY

JACKSON-STOPS 

THE HIGHLANDS, VINCENT LANE, DORKING, SURREY RH4 3HF
GUIDE PRICE £975,000

**HANDSOME GRADE II LISTED DETACHED
FAMILY HOME IN THE HEART OF THE TOWN
CENTRE WITH DELIGHTFUL GARDENS**



DISTANCE

DORKING TOWN CENTRE 0.25 MILES
DORKING STATION 1 MILE
REIGATE 7 MILES
M25 (J9) LEATHERHEAD 7 MILES
GUILDFORD 12.8 MILES

GROUND FLOOR

- Entrance hall
- Dining room
- Sitting room
- Fitted kitchen
- Larder
- Inner hall
- Utility room
- Cloakroom

BASEMENT

- Study

FIRST FLOOR

- Landing
- Main bedroom with access to large loft
- Three further bedrooms
- Family bathroom

OUTSIDE

- Delightful westerly aspect rear garden
- Detached summer house/home office
- Attached garage
- Driveway providing parking
- In all, the grounds extend to about 0.3 of an acre

DESCRIPTION

The Highlands is an elegant and striking Grade II listed detached family home of great style and character, dating to the 19th century, and occupying an elevated position off Vincent Lane with delightful grounds of about 0.3 of an acre. The property retains many of the original features that one would associate with this celebrated period of architecture, including sash windows, original panelled doors to some of the rooms, elegant high ceilings and original fireplaces. The accommodation is well-proportioned with the majority of the rooms enjoying a bright aspect and briefly comprising an inviting entrance hall, a charming sitting room with a gas fire, elegant dining room and a fitted kitchen with a large walk-in larder. From the sitting room, there is an inner hall with a utility room and cloakroom and access out to the rear garden. There is a basement currently used as a study, but could be used for a variety of purposes. To the first floor, the main bedroom has built-in wardrobes and access to a large loft room, whilst there are three further bedrooms served by a family bathroom. The gardens are a wonderful feature of The Highlands, extending to the rear, enjoying a westerly aspect and have been carefully maintained over many years. There are various excellent entertaining and seating areas, including an undercover pergola and as the garden rises to the west, fine views can be found towards Dorking town and beyond to the North Downs. There is a detached summer house/home office, whilst to the front of the property there is a driveway that provides parking and leads to the attached garage.

LOCATION

The property enjoys an elevated position in a highly convenient, established location close to the heart of this historic and popular Surrey town. Dorking offers an excellent range of mainstream and individual shops, cafes, restaurants. The property sits within the catchment area of top quality primary schools; there are two secondary schools in the town – The Ashcombe and The Priory. Dorking also has an excellent swimming pool/sports centre and for cultural events, The Dorking Halls. There are commuter services to Victoria and Waterloo from Dorking station and the town is surrounded by miles of unspoilt open countryside, much of which is protected, including Box Hill and Ranmore Common to the north, forming part of the North Downs, and Leith Hill and the Surrey Hills to the south west. The delightful West Street draws antique hunters and Denbies vineyard in Dorking is the largest vineyard in England and now a tourist attraction.



THE HIGHLANDS

MAIN HOUSE 1707 SQ FT/158.6 SQ M

GARAGE AND SUMMER HOUSE 293 SQ FT/27.2 Q M

TOTAL APPROX. FLOOR AREA 2,000 SQ FT /185.8 SQ M

Directions: From our office in the High Street, proceed up the High Street and into the one-way system. Proceed along South Street and at the end turn right at the traffic lights into Vincent Lane. Continue down Vincent Lane and the property is set in an elevated position within a short distance on the left hand side.

Note Jackson-Stops For Sale sign.

Services: All mains services connected

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

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