



**Cotmandene, Dorking RH4 2BL**

**welcome to**  
**Cotmandene, Dorking**

This property would be ideal for those looking to be close to Dorking town and/or the railway stations. With a blend of modern integrated fittings and classic period features this home has that touch of class without compromising on convenience.

You are welcomed into the property via the glazed doors, which allow natural light to flow into the ground floor. The kitchen/breakfast room has clean clear lines and a brushed feature wall showcasing the original brick used to build the cottage.

The space flows through to the lounge/dining room with stairs rising to the first floor.

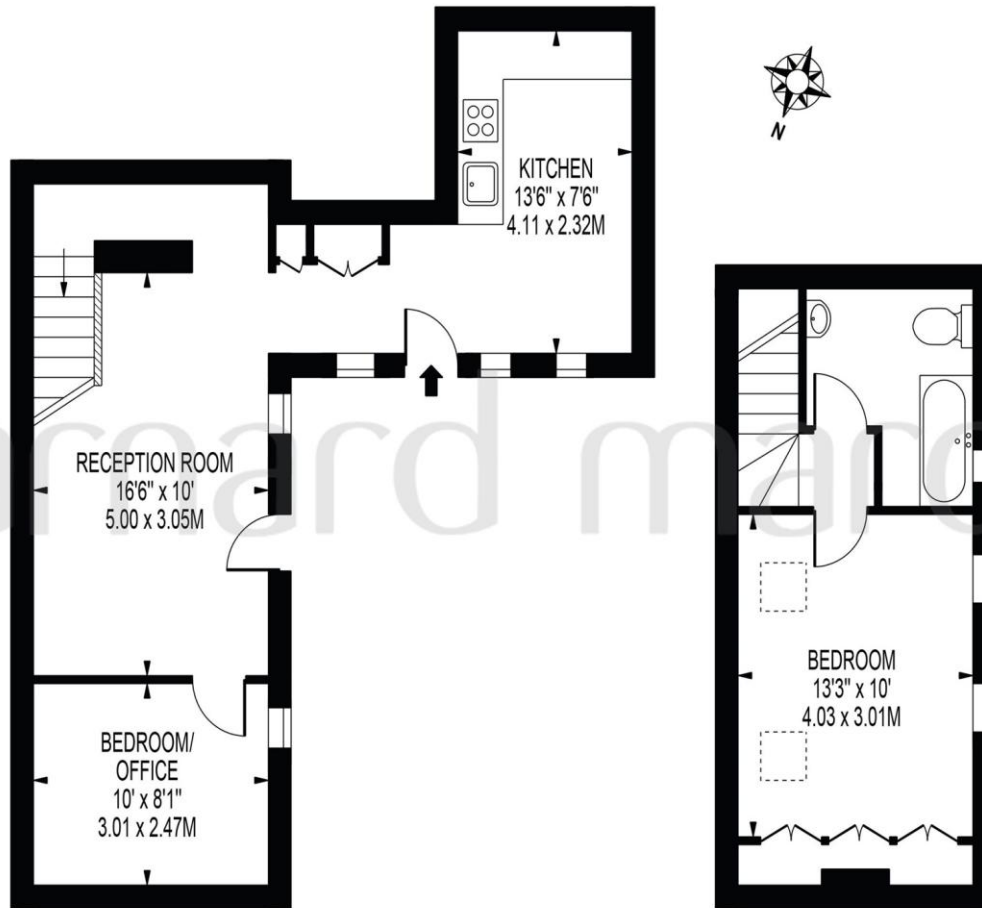
You have a modern three-piece bathroom and easy access to the large main bedroom. There is a beautiful stained-glass window in the landing area, again offering a welcome nod to the past.

Downstairs there is a bedroom two off the Lounge/Dining Room, perfect for a guest room or study.



# COTMANDENE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 670 SQ FT - 62.20 SQ M



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welcome to

## Cotmandene, Dorking

- Two-double bedroom cottage located in the historic 'Cotmandene common', next to Dorking town centre and station.
- Modern through out - the perfect blend of period feel and modern convenience.
- Modern Fitted Kitchen/Breakfast room overlooking front terrace gardens
- Upstairs bathroom, No onward chain
- Spacious Lounge/Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£400,000**



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Property Ref:  
DRK102169 - 0005

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Please note the marker reflects the  
postcode not the actual property



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