



Price
£500,000

Freehold

3x  1x  1x 

**Broadmoor Cottages,
Broadmoor, Dorking,
Surrey, RH5**

OVER 60?

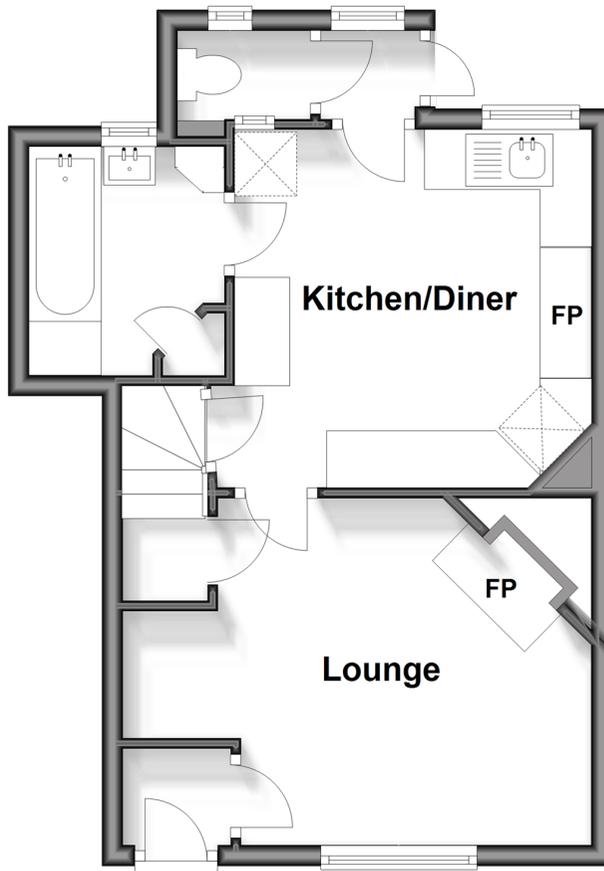
Secure this property
for up to **59% less!**



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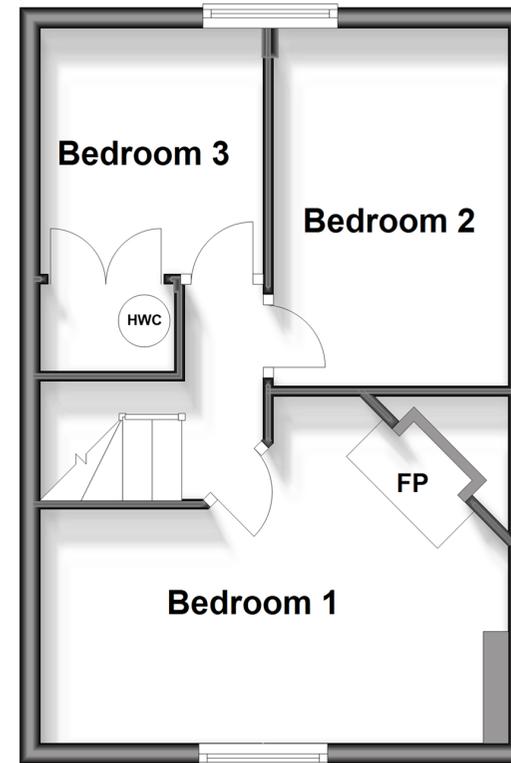
Ground Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'11 max x 10'11 (4.55m x 3.33m)

Kitchen/Diner: 11'4 x 11'3 (3.46m x 3.43m)

Bathroom

Lobby

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 14'1 max x 10'11 max (4.30m x 3.33m)

Bedroom 2: 11'10 x 7'3 (3.61m x 2.21m)

Bedroom 3: 8'0 x 7'2 (2.44m x 2.19m)

OUTSIDE

Front, Side and Rear Gardens

Off Road Parking

Brick Built Shed



Main features

- Delightful Victorian cottage in an Area of Outstanding Natural Beauty
- Picturesque location with views of woodland and Wotton Common
- Countryside walks and cycle trails on your doorstep
- Large garden to the front, rear garden and large additional separate garden to the side
- Off road parking

Nearest Schools

Primary Schools: Scott Broadwood CofE Primary 4.0 miles, Newdigate CofE Primary 4.3 miles, St Martin's CofE Controlled Primary, Dorking 4.7 miles
Secondary Schools: The Ashcombe School 5.1 miles, The Priory CofE Voluntary Aided School 5.2 miles

Transport Information

Train Stations: Gomshall 4.2 miles, Boxhill & Westhumble 4.3 miles, Dorking West 4.6 miles

Address

Broadmoor Cottages, Broadmoor, Dorking, Surrey, RH5

Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Rights of way affect this property, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(44)	B(38)
2051.1282/20240226/CFE/JG		