



Pointers Hill

Westcott, Surrey RH4

POA

Property Features

- Four bedroom detached home
- Stunning kitchen/dining/family room
- Formal living room with log burning stove
- Over 2080 sq ft of bright, immaculate accommodation
- Luxury family bathroom & en suite to master
- Delightful landscaped garden
- Garage & driveway parking
- Captivating views stretching across Ranmore
- Meticulously updated to a very high standard
- Prominent, elevated position moments from Westcott village



Full Description

An exquisite four bedroom detached home offering over 2080 sq ft of bright, immaculate accommodation with a delightful garden and captivating views stretching across Ranmore. Positioned within a prominent, elevated position along the prestigious 'Pointers Hill' and just moments away from everything the wonderful village of Westcott has to offer.

This wonderful family home has recently been meticulously updated throughout to a very high standard by the current owners, now offering outstanding contemporary accommodation which flows beautifully, ideal for modern day family living. The layout is a particular feature to this property and has been carefully designed with vast windows ensuring plenty of natural light flows in and the alluring views can be fully appreciated.

On the ground floor, the property is accessed via the front porch before opening through into the entrance hall where you are instantly impressed by the amount of space on offer and further provides access to all the downstairs accommodation including an under stairs cupboard. Bedrooms three & four are both generous doubles with large windows and the third benefitting from built in wardrobes. Completing the ground floor is the luxury family bathroom fitted with a modern white suite including twin circular stone basins and bath with overhead rainfall shower.

From the hallway, stairs rise to the first-floor landing which has been cleverly left open to allow plenty of natural light to flow through from the family room. The real centrepiece to this home is the sensational open plan kitchen/dining/family room which has been designed to be the heart of the home and offers the ideal entertaining space featuring a cylindrical wood burning stove. This is a lovely bright, airy room with plenty of natural light flooding through the bi-folding doors opening onto the garden terrace. The bespoke Schmidt kitchen has been fitted with an array of floor to ceiling units complemented by ample work surface space, a full selection of integrated NEFF appliances including a wine fridge and walk-in pantry. Across the hall is the formal lounge, another well-proportioned room with large windows and a log burning stove creating a warm, cosy ambience. Across the hall is the master bedroom which as you can see from the measurements, is an excellent 16'7 ft enjoying the most breath-taking views across Ranmore, plus further benefits from built in wardrobes and an opulent en suite shower room. Bedroom two is another good-sized double with access onto the balcony where once again the views can be enjoyed and also offers plenty of potential to have variety of uses including a home office. Completing the accommodation is the stylish cloakroom.

Outside

To the front, there is a pretty walled garden bordering the driveway with parking for several cars in front of the garage before leading to the porch.

The landscaped back garden is yet another marvellous advantage to this property and is screened by bordering trees, creating a real sense of pure tranquillity. Predominantly laid to lawn, the garden offers an extensive area for any growing family to enjoy with several sections of terrace ensuring the garden can be used throughout all times of the day. In addition, the owners have designed a fabulous barbeque decked area, perfect for al fresco dining or entertaining in the warmer months. Over a number of years, the current owners have spent many hours creating a peaceful environment with an inviting array of trees, mature shrubs and well-stocked beds.

Location

Pointers Hill is a highly regarded private road situated within the pretty village of Westcott, a semi-rural village nestled in a valley at the foot of the steep slopes of Ranmore and the North Downs in the Surrey Hills, considered to be an area of Outstanding Natural Beauty. There is strong sense of local community within the village with excellent facilities including a village shops, bakery, doctor's surgery and two public houses. There is a primary school (age 4-11) as well as good state and independent schools for all ages within a two mile radius. For more comprehensive facilities the town of Dorking lies within close proximity (1 mile) providing good shopping, recreational and educational facilities together with mainline stations offering direct lines to Waterloo and Victoria in under 1 hour. In addition, there are easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports as well as London City centre. The general area around Westcott is highly regarded for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the norther outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract



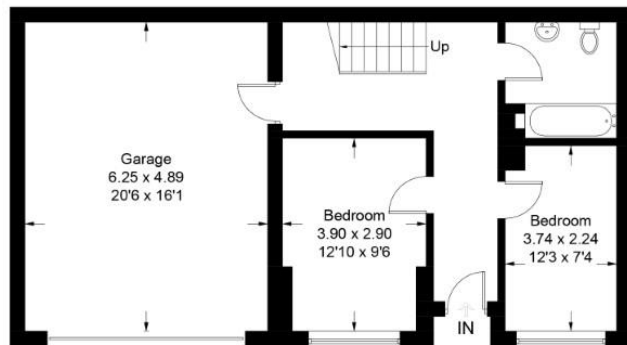


Pointers,Hill RH4

Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft

Garage = 30.7 sq m / 330 sq ft

Total = 193.6 sq m / 2083 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID747240)

COUNCIL TAX BAND

Band G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

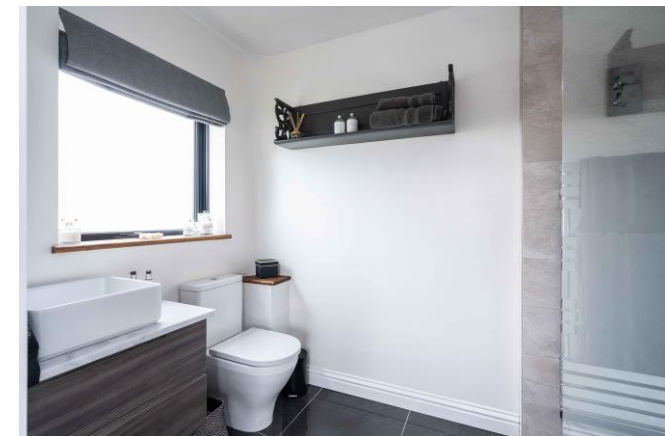
CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements