

Ashley Road, Westcott

Guide price £495,000

Property Features

- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- OFF ROAD PARKING
- DETACHED GARAGE WITH POWER AND LIGHTING
- SITTING ROOM
- FAMILY BATHROOM
- POTENTIAL TO EXTEND STPP
- ENCLOSED REAR GARDEN
- CLOSE TO STUNNING COUNTRYSIDE
- CUL DE SAC LOCATION
- WALKING DISTANCE TO SHOPS



Full Description

A well-presented and extended three bedroom semi-detached house offering bright, flexible accommodation with a landscaped garden, lots of parking, a garage and potential to extend further STPP. Situated in a quiet cul-de-sac just a few moments away from everything the pretty village of Westcott has to offer including local shops, excellent bakery, public house, primary school, and miles of stunning open countryside.

This has been a wonderful family home for close to 40 years and begins with the hardwood double glazed front door giving access to the entrance hall which provides access to all the ground floor accommodation and stairs to the first floor. A particular feature to this property is the open plan kitchen/dining/family room, extended by the current owners and featuring a bespoke opening lantern light with a lead-covered flat roof, this open plan space has been designed to be the 'heart of the home'. This is a lovely bright room with plenty of natural light flooding through the doors which open directly out onto the garden patio, ideal for entertaining guests. The kitchen itself has been fitted with a range of floor to ceiling units complemented by laminated work surfaces and space for all the expected appliances. Across the hall is the spacious 14'7 x 12'2 ft 2nd reception room, which benefits from a pretty bay window featuring a window seat plus a charming fireplace, creating a warm cosy ambience.

Stairs rise to the first floor, the spacious landing provides access to all the bedrooms and loft hatch with loft ladder for easy access. The Master bedroom is an excellent 14'7 x 10'1 ft with full width built in wardrobes. Bedroom two is a larger than average single which could alternatively be used as a home office or dressing room if preferred. With the third being a double, overlooking the rear garden. Completing the accommodation is the family bathroom fitted with a white suite, complemented with Samuel Heath fittings throughout and a bespoke cabinet.

Outside

To the front is a private driveway with off-street parking for several cars and a useful side access gate into the back garden. The property further benefits from a garage with power and lighting.

The delightful, landscaped garden is yet another wonderful feature to this property which has been designed for low maintenance offering an area of patio - the ideal place for al fresco dining or entertaining during the warmer months. The garden is fence enclosed creating a sense of privacy with well stocked borders.

Location

Ashley Road is situated on the edge of some of Surrey's finest and unspoilt countryside. The pretty village of Westcott provides a small selection of shops, village pub, highly regarded school, doctor's surgery, and a village church. For more comprehensive facilities the town of Dorking lies within proximity and provides good shopping, recreational and educational facilities together with a mainline station (Waterloo and Victoria). There are also easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports and 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 northern 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.

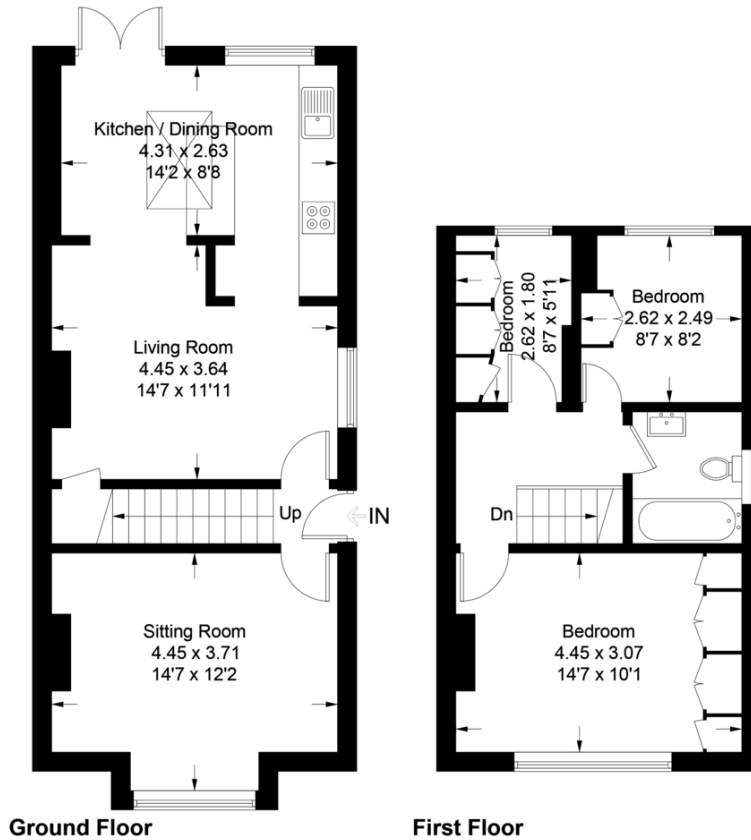
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Ashley Road, RH4

Approximate Gross Internal Area = 85 sq m / 915 sq ft



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. (ID791311)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

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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