



## Bailey Road, Westcott

OIEO £325,000

EPC Rating '60'

- TWO BEDROOMS
- DELIGHTFUL REAR GARDEN
- SITTING ROOM
- KITCHEN/DINING ROOM
- PERIOD FEATURES
- CLOSE TO STUNNING COUNTRYSIDE
- CLOSE TO LOCAL SCHOOL
- CLOSE TO SHOPS
- CUL DE SAC
- FAMILY BATHROOM



A delightful two double bedroom cottage offering lots of characterful charm and a delightful garden. The property is situated in a peaceful position just a few moments away from everything the pretty village of Westcott has to offer including local shops, greengrocer, public house, primary school and miles of stunning open countryside.

The well-presented accommodation briefly comprises of a cosy, yet bright front aspect living room with a charming feature fireplace and gas fire creating a warm, welcoming ambience. Flowing through into the kitchen/dining room fitted with floor to ceiling units complemented by worktops, fitted hob and oven, space for all the expected appliances plus space for dining table and chairs. There is a useful internal hall leading to the bathroom which has been updated to offer a modern white three piece suite and stylish tiling.

Stairs lead up to the first floor where bedrooms one and two can be found, both of which are generous doubles both with a feature fireplace and large windows.

#### Outside

Towards the front of the property there is a pretty gated garden with a pathway leading to the front door.

The tranquil back garden is yet another wonderful feature to this property offering a generous area of lawn with well stocked flower borders as well as a spacious decked section providing the perfect place for al fresco dining and entertaining guests in the warmer months. There is also a useful shed at the rear of the garden.

#### Location

Bailey 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 close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

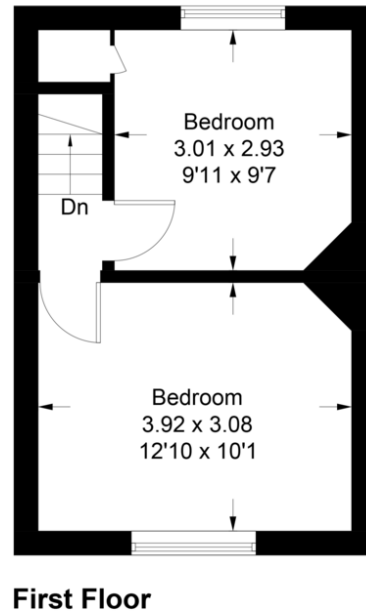
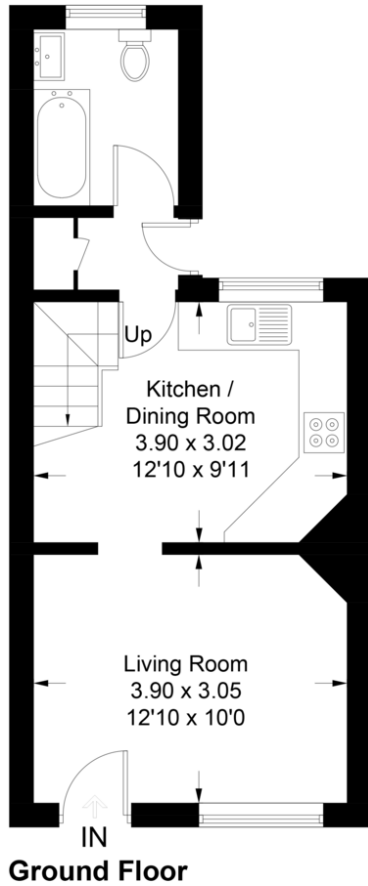
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation

**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



# Bailey Road, RH4

Approximate Gross Internal Area = 55.1 sq m / 593 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. (ID850735)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674



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