



Garden Hill, Westcott

Guide Price £1,250,000

Property Features

- UNIQUE DETACHED FAMILY HOME IN PRIVATE, SECLUDED GROUNDS OF NEARLY HALF AN ACRE
- 1700 SQ FT DETACHED BARN, WITH PLANNING GRANTED TO CONVERT TO RESIDENCE
- CENTRE OF WESTCOTT VILLAGE IN AREA OF OUTSTANDING NATURAL BEAUTY
- FOUR DOUBLE BEDROOMS AND TWO BATHROOMS
- DOUBLE ASPECT 28FT KITCHEN / DINING ROOM
- 18FT SITTING ROOM WITH WORKING FIREPLACE
- EXTENSIVE GARDENS
- FLEXIBLE LAYOUT
- MASTER BEDROOM WITH EN SUITE
- WALKING DISTANCE TO EVERYTHING WESTCOTT HAS TO OFFER



Full Description

Available for the first time in over 20 years, the current owners have created a magnificent and truly unique home in a large, secluded plot in the very heart of the sought-after village of Westcott, in the Surrey Hills Area of Outstanding Natural Beauty.

The Old Dairy comprises a four-bedroom, two-bathroom bungalow plus a detached barn that has planning granted to convert to a magnificent two-storey, three-bedroom home.

The bright, spacious, 28ft kitchen/dining room is the hub of the main house. With hardwood floor, plenty of storage, space for all the expected appliances and a range cooker, this well-thought-out room also has space for a large dining table and provides direct access to both front and rear gardens. It also has a useful walk-in larder just off the main room.

Up a few steps from the kitchen, the original herringbone woodblock floor extends into a beautiful, double aspect 18ft x 13ft sitting room, featuring a working fireplace with Bath stone surround. The delightful 19ft x 11ft master bedroom was built in 2005, and offers a wall of built-in wardrobes, an en-suite shower room, and double patio doors to the front garden. It is thought that bedroom two was the original dairy, and is an exquisite, light 11ft x 11ft square large double-room, with a large, lead-light window, a feature fireplace and access to the loggia and rear garden. The fourth bedroom, another large double room overlooking the rear garden, with built-in wardrobes and original woodblock floor, is currently being used as an office workspace. The accommodation is completed by a modern family bathroom with a white suite, including a free-standing bath and separate built-in shower.



The Barn

The detached two-storey 1700 sq ft barn has planning granted to convert to an impressive three-bedroom home. The agreed plans describe the three double bedrooms, a large open plan kitchen/living/dining area, a shower room and separate utility/bathroom. Full details are available upon request (planning reference MO/2020/2315). Currently, the 1st floor of the barn is used as a large home office space, and storage, but the building has potential for an independent property for family or a business opportunity.

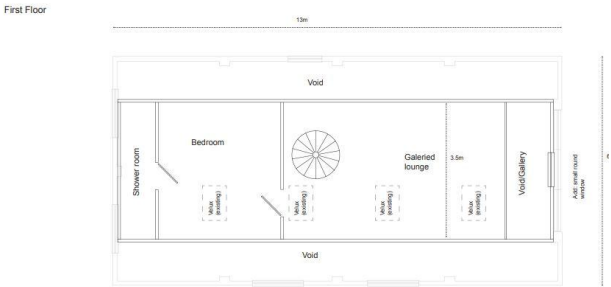
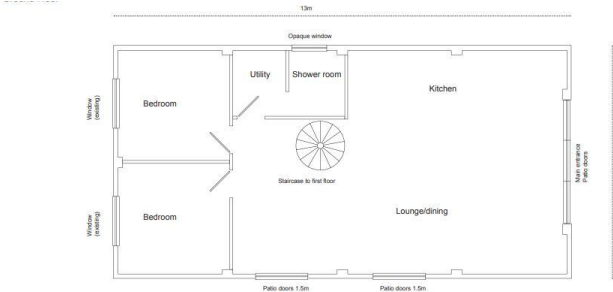
Outside

A driveway with a private gate leads to the property and provides parking for several vehicles. The extensive outdoor space wraps around the property, providing natural privacy. The mature rear garden is largely laid to lawn with multiple stocked borders and a wonderful patio area. At the top of the garden there is a large summerhouse which has previously been used as an office. The small, front garden has a private patio, a lawn area and access to a conservatory/greenhouse. The whole plot is surrounded by walls or fences. There is also an additional detached brick-built 175 sq ft storage building, which has been used as a workshop.

Location

Westcott sits at the base of Ranmore in the Surrey Hills, in an Area of Outstanding Natural Beauty. Surrounded by some of the South-East finest and unspoilt countryside, the village has a small selection of shops, a village pub, a primary school, doctor's surgery, and village church. For more comprehensive facilities, the town of Dorking is just a mile away, and provides good shopping, recreational and educational facilities together with both a mainline station (London Waterloo and London Victoria) and a rail line that connects to London Gatwick airport and the West of the country (via Guildford and Reading). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside, with excellent walking and cycling, and this property is very close to the route 22 cycle route.

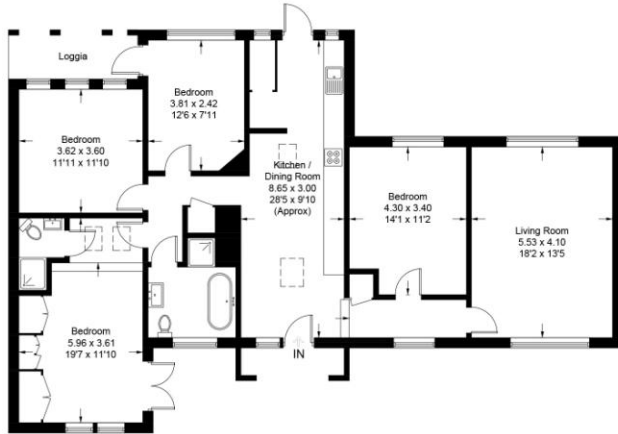
VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.



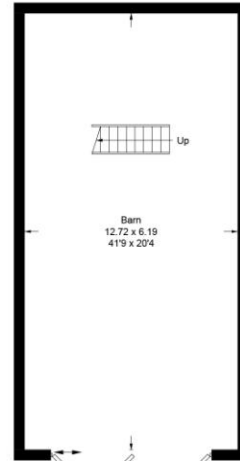
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance only and do not form any part of any contract. potential buyers are advised to recheck the measurements

The Old Dairy Garden Hill RH4

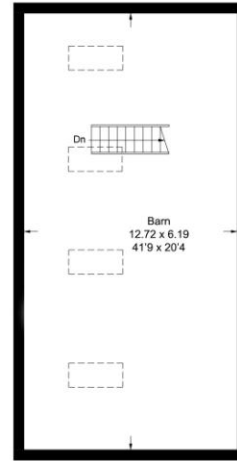
Approximate Gross Internal Area
 Ground Floor = 129.2 sq m / 1391 sq ft
 Barn = 157.9 sq m / 1700 sq ft
 Garage = 16.2 sq m / 175 sq ft
 Total = 303.3 sq m / 3266 sq ft



Ground Floor



Barn Ground Floor
 (Not Shown In Actual Location / Orientation)



Barn First Floor



(Not Shown In Actual Location / Orientation)

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. (ID876011)



COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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CONTACT

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