



## Grove Cottages

Guildford Road, Westcott, Dorking

**Guide Price £375,000**

### Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GREAT VIEWS OF RANMORE
- FLEXIBLE LAYOUT OVER THREE FLOORS
- POTENTIAL TO UPDATE & EXTEND STPP
- BATHROOM & UTILITY ROOM
- LARGE GARDEN
- PERIOD FEATURES
- CLOSE TO GREAT COUNTRYSIDE WALKS
- CLOSE TO LOCAL SHOOL, BUS STOPS & SHOPS



# Full Description

**\*NO ONWARD CHAIN\*** A wonderful opportunity to purchase a two double bedroom semi-detached house in the heart of Westcott, offering well-proportioned living accommodation arranged across three floors with great views and a private rear garden. Benefitting from no onward chain and located within walking distance of everything the beautiful village of Westcott has to offer.

While it is clear to see the property has been a much loved home for over 50 years, it could now benefit from some modernising and, as such, has plenty of potential to those wanting to create something truly their own.

Steps lead down to this delightful cottage which is bursting with character and style, starting with a bright, reception room where you are instantly greeted by the warm, welcoming feel this property offers. Next through into the generous rear aspect living room enjoying stunning views across Ranmore through the charming sash window. Stairs down to the lower ground floor take you through into the kitchen which is a lovely bright room thanks to a large window overlooking and a door opening out into the garden. The kitchen itself has floor and ceiling units complemented by worktops, space for a cooker and other appliances. The separate workshop/utility room provides plenty of space for your washing machine/tumble dryer as well as additional storage. Finishing off this floor is the bathroom comprising a bath with overhead shower completed with a white suite.

From the ground floor, stairs rise up to the first floor landing where both bedrooms can be found as well as the useful loft hatch. The rear aspect bedroom is a generous size double room, with a feature fireplace, again enjoying scenic views across Ranmore - lovely to wake up to in the morning. Bedroom two is another great sized double benefitting from built in storage. Another benefit is the Worcester gas boiler that was fitted 4 years ago. This property is council tax band D.

## Outside

Towards the front of the property is a gated enclosed front garden with steps down to the front door and also leading down to the useful side access gate into the rear garden. The rear garden is yet another impressive feature to this wonderful property, all fence enclosed including a large area of lawn, vegetable patch and garden shed as well as a patio.

THIS SALE IS SUBJECT TO PROBATE

## Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, within the village of Westcott, providing a small selection of shops, village pub, school, doctors surgery and 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). Dorking train stations also offer easy access east-west, to Reading, Redhill, Gatwick and beyond. 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 and this property is very close to the route 22 cycle route.

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

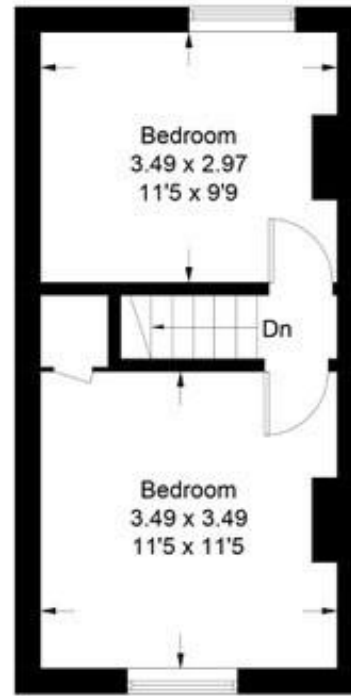
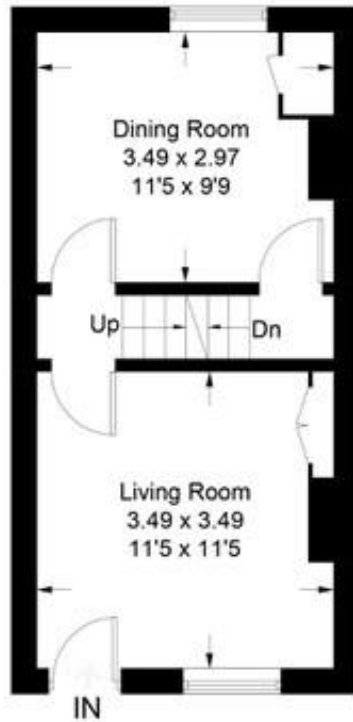
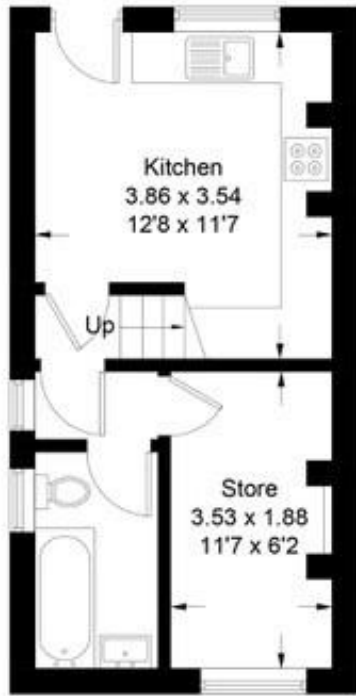
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





# Grove Cottages, RH4

Approximate Gross Internal Area = 79 sq m / 850 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. (ID938835)

### COUNCIL TAX BAND

D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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