



Guildford Road, Westcott

Guide Price £450,000

EPC Rating '42'

- TWO DOUBLE BEDROOMS
- GREAT VIEWS
- REAR GARDEN
- GARDEN HOME OFFICE
- KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS
- CLOSE TO SHOPS, PUB AND LOCAL SCHOOL
- FLEXIBLE LAYOUT
- MODERN BATHROOM
- CLOSE TO GREAT COUNTRYSIDE WALKS



A beautifully presented two bedroom semi-detached cottage with over 937 sq ft of flexible accommodation arranged across three floors, which has been updated to offer a wonderful blend of period features with a modern touch, further benefitting from picture squee views stretching across Ranmore and a delightful garden. All located within the heart of Westcott village close to local amenities, a school and miles of unspoilt open countryside.

This delightful cottage is bursting with character and style and starts in the useful covered porch before opening out into the bright, spacious dining room where you are instantly greeted by the warm, welcoming feel this property offers. The dining room itself is an excellent 14'1 x 11'1 ft providing plenty of space for a large six seater dining table and chairs. It also features a bespoke wine rack the current owners have cleverly fitted into the old fireplace creating the perfect place for entertaining friends or family. Flowing through into the generous rear aspect living room with beautiful original brick exposed fireplace and log burner, providing plenty of space for a large settee. Further enjoying stunning views across Ranmore through the charming sash window.

Stairs down to the lower ground floor take you through into the magnificent open plan kitchen which has been designed to be the 'heart of the home' with a separate snug area. This is a lovely bright space thanks to the conservatory extension and large bi-folding doors opening out into the garden. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by starlight quartz worktops, rangemaster cooker with hood, all the expected integrated appliances as well as a useful breakfast bar and large pantry. Another benefit is the separate utility providing plenty of space for your washing machine/tumble dryer as well as additional storage space. Finishing off this floor is the stylish, luxury bathroom comprising a large bath with overhead shower completed with a modern 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 master bedroom is a fantastic 11'3 x 11'1 ft, again enjoying scenic views across Ranmore - lovely to wake up to in the morning. Bedroom two is another great sized double benefitting from several built in wardrobes with the largest providing the potential to be converted into a useful Jack and Jill shower room, if desired.

Outside

Towards the front of the property there is a pretty gate enclosed front garden with a path leading to the front door and steps leading down to the useful side access gate into the rear garden.

The landscaped rear garden is all fence enclosed including a large area of lawn, vegetable patch, garden shed as well as two sections of decking at both ends of the garden with built in lighting - creating the ideal place for al fresco dining or just enjoying on a warm summer's day. Towards the back of the garden there is a full width pond with steps creating a bridge to the rear decking which provides access to the outbuilding.

Outbuilding 9'6 x 6'10 sq ft

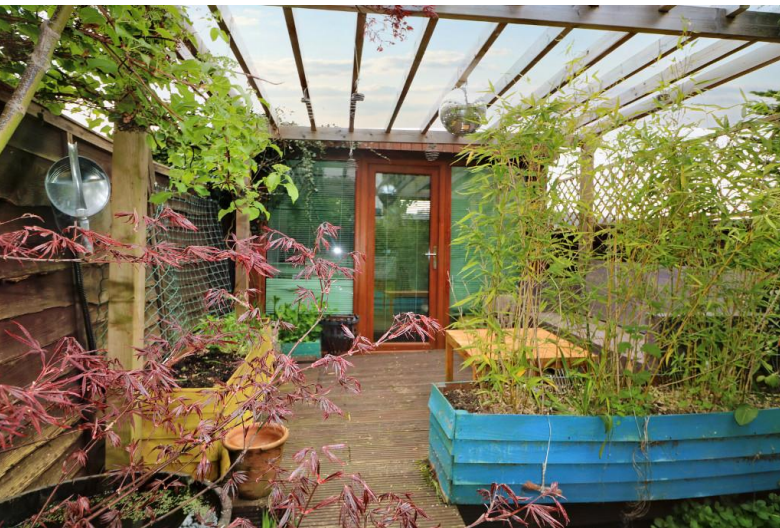
Another excellent feature is the detached outbuilding with power and lighting, located at the back of the garden which has been used as a home office.

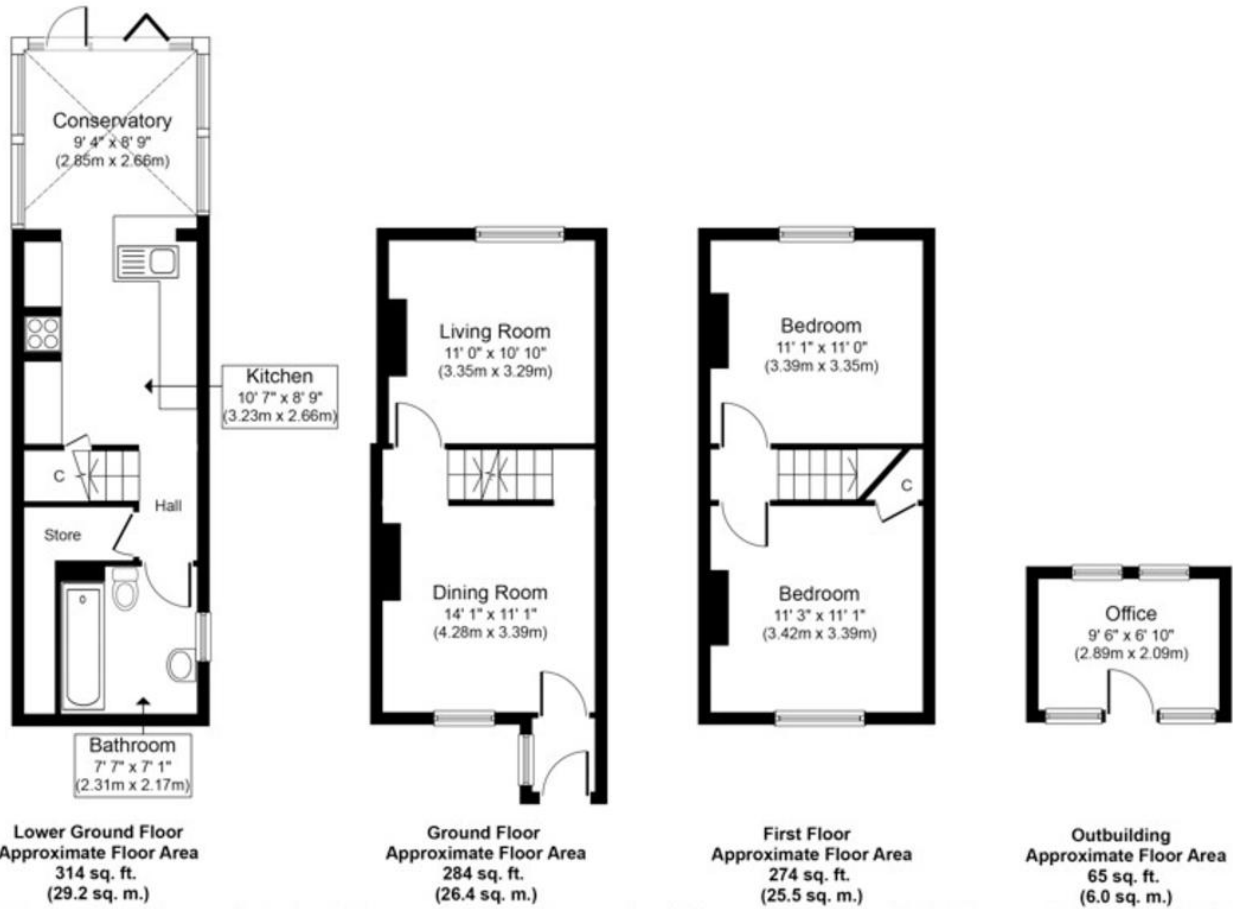
Location

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.

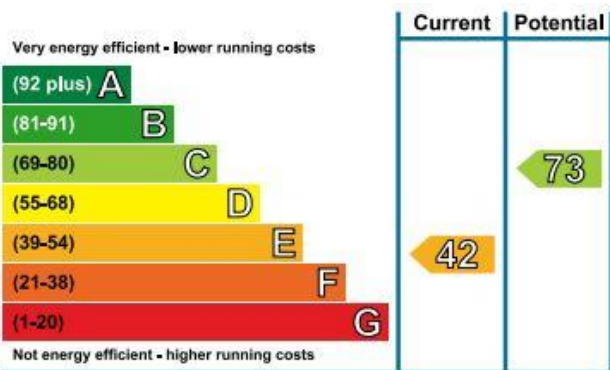
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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