



Guildford Road

Westcott, Dorking

Guide Price £1,000,000

Property Features

- Four bedrooms
- Stunning views
- Detached Outbuilding with annexe potential (STPP)
- Flexible accommodation over three floors
- Beautifully presented throughout
- Period features
- Bathroom and shower room
- Enclosed landscaped garden
- Three reception rooms
- Close to all of Westcott's amenities and stunning countryside



Full Description

A stately, Grade II Listed four-bedroom Georgian home with an abundance of original period features, benefitting from stunning Ranmore views and situated in the desirable village of Westcott, within a short walk of the amenities and local school.

Keynes House is an attractive, semi-detached Georgian property which is listed as a 'Building of Historic Interest' and is awash with character and period charm. Steps lead up to a covered front porch, opening into the spacious lobby. The grand drawing room offers a dual aspect with wide sash windows, benefitting from their original sliding shutters. Further features include an open fireplace and elevated views across Ranmore. The fourth bedroom, which the owner currently uses as an office, has beautiful views across Ranmore and offers plenty of space for a double bed, with fitted storage already in situ. This room houses a functional dumb waiter, which harkens back to the property's 17th century beginnings. A recently refurbished shower room with underfloor heating and W/C are also found off the main hall and complete the ground floor accommodation.

Stairs lead down to the lower ground floor, where several rooms can be found. Originally the servants' kitchens and quarters, this space has now been opened up to create a spacious family room, and a large dining room with working log-burning stove is ideal for entertaining. The kitchen has been fitted with a range of bespoke grey floor and ceiling cabinetry, complemented by ample quartz worktops and benefitting from a gas fired AGA and space for further integrated appliances. A rear door leads into the garden. There is a large utility room with space and plumbing for both a washing machine and drier and provides extra storage.

A gorgeous staircase with curved walls rises to the first floor, providing access to all the bedrooms and the family bathroom. Bedroom one is a bright and spacious 14'1ft x 13'4ft double, owing to two large sash windows with a front aspect and benefits from built-in wardrobes on either side of a feature fireplace. Bedrooms two and three are also generous doubles, one with space to build wardrobes and the other already benefitting from built-in storage. Each of these rear aspect bedrooms offer breath-taking views across Ranmore. The family bathroom has been fitted with a neutral three-piece suite with double sink and shower over the bath.

Outside

A shared driveway leads down to the front of the property where there is ample parking for several vehicles. The property is bordered by a well-established beech hedge and the front garden is laid to lawn with a selection of mature shrubs and trees.

The rear and side gardens have been designed for low maintenance and offer a sunny aspect with courtyard areas that are perfect for outdoor entertaining.

Outbuilding (Potential annexe)

The property enjoys a fully self-contained outbuilding, thought to have been the property's former coach house. Currently there is a fully equipped kitchen, large open plan living space with plenty of cleverly built-in wardrobes and a stylish shower room. This is a bright space which adds an additional 400 sq/ft of usable space, perfect as occasional guest accommodation. It has its own boiler and features a 'wet' underfloor heating system. Please note, to convert into a formal annexe, there would be additional work and building regulation approval required.

Location

Keynes House 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 (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 Nowar, 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.



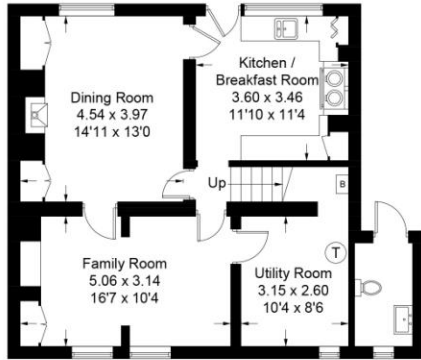


Guildford Road, RH4

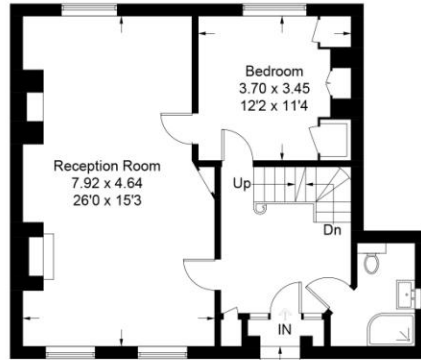
Approximate Gross Internal Area = 197.1 sq m / 2121 sq ft
 Annexe = 38.8 sq m / 418 sq ft
 Total = 235.9 sq m / 2539 sq ft



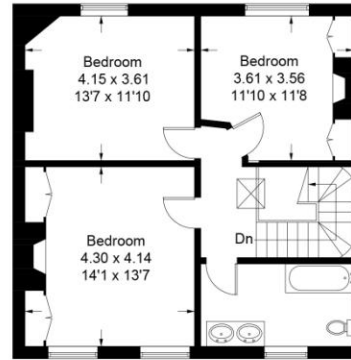
Outbuilding
 (Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



First Floor

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. (ID911607)



COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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 01306 776674

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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