



Westcott Street

Westcott

Guide Price £745,000

Property Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- MODERN KITCHEN
- PRIVATE GARDEN
- OFF STREET PARKING
- GARAGE
- PLENTY OF POTENTIAL TO CUSTOMISE
- WITHIN SHORT WALK OF WESTCOTT VILLAGE AMENITIES AND MILES OF COUNTRYSIDE WALKS



Full Description

Situated conveniently just off a peaceful country lane, this three bedroom detached bungalow offers a generous and comfortable living space with plenty of potential to customise. Despite its proximity to open countryside, it is also conveniently located within a short walk of Westcott village shops and amenities.

Upon entering the property, you will find a welcoming entrance hall leading to various well-proportioned rooms. The sitting room boasts an attractive stone fireplace, creating a cozy and inviting atmosphere. The 26ft dining room features sliding doors that open out onto the garden, allowing for seamless indoor-outdoor living. The kitchen is equipped with an extensive range of base and eye level units, complemented by ample worktops, a built-in oven and hob, and ample space for appliances.

The master bedroom includes fitted wardrobes and an ensuite bathroom complete with bath and bidet. Two additional double bedrooms provide ample space for family or guests, with one including generous fitted storage. Completing the internal accommodation is a family bathroom, which features a bath and a separate shower cubicle.

Outside

The front of the property offers a driveway with parking space for multiple vehicles, as well as an attached garage with a rear door leading to the garden. The front lawn is adorned with mature plants, creating an attractive landscape. The rear garden can be accessed from the side and features a spacious full-width patio area. The majority of the garden is laid to lawn and is surrounded by mature shrubs and hedging, ensuring privacy.

Location

Westcott Street is nestled in the pretty village of Westcott at the foot of the steep slopes of Ranmore and the North Downs in the Surrey Hills, considered to be an area of Outstanding Natural Beauty. Westcott village provides 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). 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.





Westcott Street, RH4

Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft
 Outbuildings = 20.4 sq m / 219 sq ft
 Total = 148.1 sq m / 1593 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID982999)



CONTACT

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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