



## Guildford Road, Westcott

Guide Price £520,000

EPC Rating '70'

- END OF TERRACE HO USE
- THREE DOUBLE BEDROOMS
- FLEXIBLE ACCOMMODATION
- KITCHEN AND SEPARATE UTILITY
- 14FT FAMILY ROOM
- STYLISH BATHROOM
- ENCLOSED GARDEN WITH GARDEN OFFICE AND STUNNING VIEWS
- WESTCOTT VILLAGE LOCATION

- SHORT DRIVE INTO DORKING TOWN CENTRE
- CLOSE TO STUNNING COUNTRYSIDE





A beautifully presented three double bedroom end of terrace cottage with over 1,000 sq ft of flexible accommodation arranged across three floors, which has been updated to offer a wonderful blend of charming period features with modern functionality. Offering an enclosed garden and panoramic views across Ranmore, all located within the heart of Westcott village close to local amenities, 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 into the bright, spacious first-floor living room. This room has a warm, welcoming feel and has been fitted with useful cupboards and shelving and boasts a beautiful original brick exposed fireplace for added charm. A small landing leads to the rear aspect master bedroom, which has space for a double bed and freestanding furniture whilst offering far reaching views out to Ranmore. From here steps lead down to the kitchen which has been fitted with a range of shaker style base and eye level units, complimented by wooden worktops, a gas range cooker with hood and space for a freestanding dishwasher as well as a dining table and chairs. The kitchen flows seamlessly into the family room which is a generous 14x11ft. Bi-folding doors which have been fitted with internal blinds for an aesthetically pleasing look span almost the width of the back wall and offers spectacular views over the garden and Ranmore and lead out to a generous raised area of decking. Behind the kitchen is a very useful utility room which has the necessary plumbing to include a washing machine and tumble dryer as well as a large fridge/freezer. Wall mounted cupboards provide additional storage for smaller household items. Next is the spacious bathroom which offers a real touch of luxury and is fitted with a shower, his and hers sink and a roll top bath with hand-held shower for added period charm. Additional built-in storage for towels and toiletries manages all of your storage solutions.

From the ground floor, stairs rise up to the first-floor landing where two further double bedrooms can be found as well as the useful loft hatch. The rear aspect bedroom has space for a double bed, further benefitting from a very useful ensuite toilet with sink and again enjoying scenic views across Ranmore. Bedroom three is another great sized double with plenty of space for freestanding furniture.

Another benefit of this wonderful property is the recently replaced double glazed sash windows which fold inwards for easy maintenance.

#### Outside

Towards the front of the property steps lead down to the gate enclosed front courtyard with bin store and a path which leads down the side of the property to the gated rear garden. The rear garden is all fence enclosed and includes a large, raised area of decking which is linked to the living room, creating the ideal place for al fresco dining whilst taking in the surrounding views. There is also a large area of lawn which leads down to the detached garden office.

#### Outbuilding - 11'8 x 11'5 sq ft

Another excellent feature is the detached garden office with power and lighting, located at the back of the garden which also has a useful storeroom attached.

#### 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.





## Guildford Road, RH4

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft  
 Outbuildings = 14.6 sq m / 157 sq ft  
 Total = 109.5 sq m / 1178 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. (ID1016408)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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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