



Guildford Road

Westcott

Guide Price £895,000

Property Features

- DETACHED NEO-GEORGIAN HOME
- THREE BEDROOMS & TWO EN-SUITE BATHROOMS
- 20 X 13 FT LIVING ROOM
- DETACHED SINGLE GARAGE & STUDY
- AN OVERALL PLOT APPROACHING 1/4 OF AN ACRE
- CLOSE TO ALL OF WESTCOTT'S AMENITIES
- POTENTIAL TO EXTEND STPP
- MILES OF STUNNING COUNTRYSIDE ON YOUR DOORSTEP
- SHORT DRIVE TO DORKING TOWN CENTRE
- DELIGHTFUL VIEWS TOWARDS RANMORE



Description

Presenting a delightful, three-bedroom detached family residence situated in the sought-after village of Westcott. This charming home boasts an overall plot approaching a quarter of an acre of mature gardens, a detached single garage and captivating views towards Ranmore, all conveniently located within a short stroll of amenities and the local school.

Approaching the residence, a covered front porch welcomes you to a spacious lobby featuring a grand sweeping staircase, a use ful cloakroom and an understairs cupboard. The living room, with a triple aspect and wide sash windows, is bathed in natural light, complemented by a gas fi replace, wooden parquet flooring and elevated views of Ranmore. French doors provide easy access to the delightful garden.

Nestled at the rear of the property, the well-appointed kitchen features ample wooden, shaker-style units, integrated appliances and a gas hob with a double oven and grill. There is plenty of worktop space for all of the household appliances a family needs as well as side access out to the garden, garage and study. The adjacent family dining room provides a sociable space to enjoy with friends and family, with room for a large dining table and additional furniture. A gorgeous wooden staircase with curved walls rises to the first-floor landing which houses a useful airing cupboard and provides access to all bedrooms and the loft. The main bedroom is a very generous 13ft and has been fitted with wall -to-wall built-in wardrobes and boasts a large en-suite shower room complete with a white four-piece suite including shower. Bedroom two is another generous double bedroom with built-in wardrobes and plenty of space for additional freestanding furniture. This room also benefits from its own en-suite bathroom, which includes a bath and overhead shower and has been tiled for a clean and practical feel. Both bathrooms benefit from glorious far-reaching views out towards Ranmore. There is a further single bedroom to the rear of the property which enjoys views out across the garden and surrounding countryside and is a bright and airy room owing to three large sash windows. This room could be used a home office if desired.

Outside

A shared driveway leads down to the front of the property where there is ample parking for several vehicles. The property enjoys a generous area of lawn, bordered by well-established hedges, mature shrubs and trees offering elevated views out to Ranmore. The rear and side gardens are a real labour of love for the current owners. Over the years they have added numerous fruit bushes which include raspberries, gooseberries and blackcurrants as well as fig and apple trees. The garden also enjoys a pergola, wildlife pond and greenhouse as well as a storage shed, perfect for garden tools or bikes. There are two patio areas which offer a sunny aspect that are perfect for outdoor entertaining as well as two areas of well -manicured lawn, bordered with well stocked beds and mature trees.

Garage (16'1 x 10'9 FT) Study (9'10 X 7'5 FT)

The property benefits from a detached single garage, as well as an adjoining home office which has power, lighting and gas ce ntral heating.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The Broadband connection is FTTP.

Location

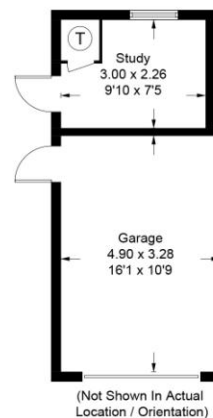
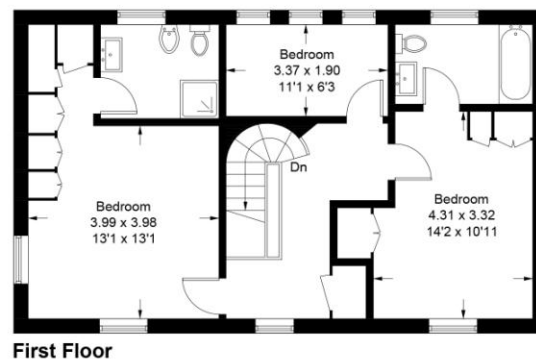
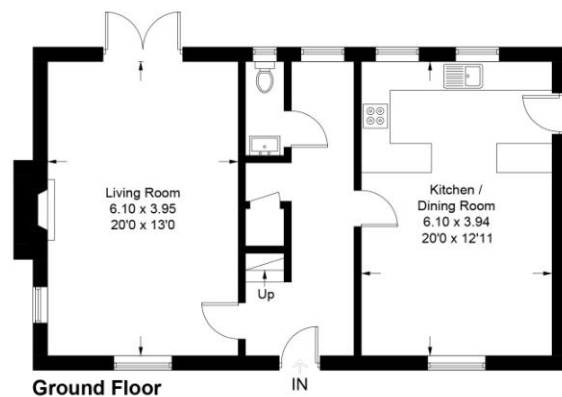
Ellerslie is situated on the edge of some of Surrey's finest and unspoilt countryside. The pretty village of Westcott provides a small selection of shops, village pub, highly regarded school, doctor's surgery, and a village church. It is highly regarded for its outstanding countryside including The Nower, Ra nmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast. 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). The re are also easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports and London City centre.





Guildford Road, RH4

Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft
 Outbuilding = 23.4 sq m / 252 sq ft
 Total = 151.5 sq m / 1631 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. (ID1041148)

CONTACT

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

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Council Tax Band - G

Tenure - Freehold

Local Authority - Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

