



## St. Johns Road, Westcott

Guide Price £399,950

EPC Rating '49'

- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- SEMI - DETACHED PERIOD HOME
- DETACHED HOME OFFICE/GYM
- THREE BEDROOMS
- CLOSE TO OPEN COUNTRYSIDE
- ORIGINAL VICTORIAN FIREPLACE
- WITHIN WALKING DISTANCE OF DORKING TOWN CENTRE
- CYCLING DISTANCE FROM DORKING STATIONS
- SHORT WALK TO ALL OF WESTCOTT'S AMENITIES



An exciting opportunity to acquire this charming three-bedroom semi-detached home, nestled in the quaint village of Westcott within close proximity to local amenities such as shops, the school and picturesque countryside walks.

Spread across two floors, the property welcomes you with a spacious entrance hall, versatile enough to serve as a home office or a convenient storage space for coats and shoes. From here, you can access the garden and the well-appointed kitchen, featuring a range of eye-catching wooden worktops, a sink with a drainer and ample space for appliances. A floor to ceiling pantry cupboard adds useful storage to the space. Adjacent is the generously proportioned sitting room, offering an original Victorian open fireplace and plenty of room for furnishings. The original front door, located in this room, could serve as the main entrance if desired. Completing the ground floor is the recently updated bathroom, featuring a spacious shower, modern white fittings and practical tiled surfaces.

Upstairs, you'll find a sizable front-facing double bedroom boasting wall-to-wall wardrobes. Towards the rear, there's another double bedroom with an adjoining single bedroom, the latter enjoying plenty of natural light through its double aspect windows.

#### Outside

A private pathway leads to the front door and side entrance, with an outside tap to help wash muddy paws. The rear garden has been designed for low maintenance and features a large, decked area ideal for outdoor entertaining. Adjacent to this is a lawned area bordered by raised beds. The spacious summerhouse, currently set up as a home gym, is versatile enough to serve as a home office. Complete with power and lighting, it's perfect for various needs. There is also an attached storage shed, perfect for garden equipment and tools.

#### Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity and was rewired in the last five years. The broadband connection is FTTC.

#### Location

St Johns Road 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 close proximity and provides good shopping, recreational and educational facilities together with a mainline station (Waterloo and 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 Nower', 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 norther 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.



# St. Johns Road, RH4

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft  
 Workshop / Office = 8.9 sq m / 96 sq ft  
 Total = 82.3 sq m / 886 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. (ID1056594)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

## COUNCIL TAX BAND

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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