

## Institute Road, Westcott

Offers In Excess Of £625,000

EPC Rating 'TBC'

- Two double bedrooms
- Brand new detached house
- Centre of Westcott Village
- Close to stunning countryside
- Two bathrooms
- Electric vehicle charging point
- Luxury finishes throughout
- Courtyard garden

- Short drive to Dorking town centre
- NO ONWARD CHAIN



**\*NO ONWARD CHAIN\*** Welcome to your new Moon Tree Home in the picturesque village of Westcott, Surrey Hills. Nestled in the heart of outstanding natural beauty, this brand new two bedroom, two bathroom cottage offers a blend of comfort and sustainability like no other.

Crafted by Moon Tree with meticulous attention to detail, this spacious cottage sits on a secluded private road. Designed for the future, this home boasts state of the art green energy solutions, including air source heat pumps and superior insulation for reduced running costs.

Step inside to discover luxury finishes throughout, including an integrated wood burner for cosy warmth, engineered wood with underfloor heating on the ground level and seamless wireless Bluetooth speakers embedded in the ceiling. The stunning kitchen features integrated appliances and a thoughtful layout with direct access to the garden, ideal for entertaining. Four Conservation Velux windows add character and charm to the space. Upstairs, the master bedroom awaits with fitted wardrobes and a luxury ensuite shower room, while a second double bedroom offers ample space and fitted wardrobes. A family bathroom completes the upper level.

Outside, your own carport with remote electric garage doors awaits, with space for two vehicles and an electric vehicle charging point. Enjoy the private courtyard garden, perfect for outdoor relaxation.

#### Location

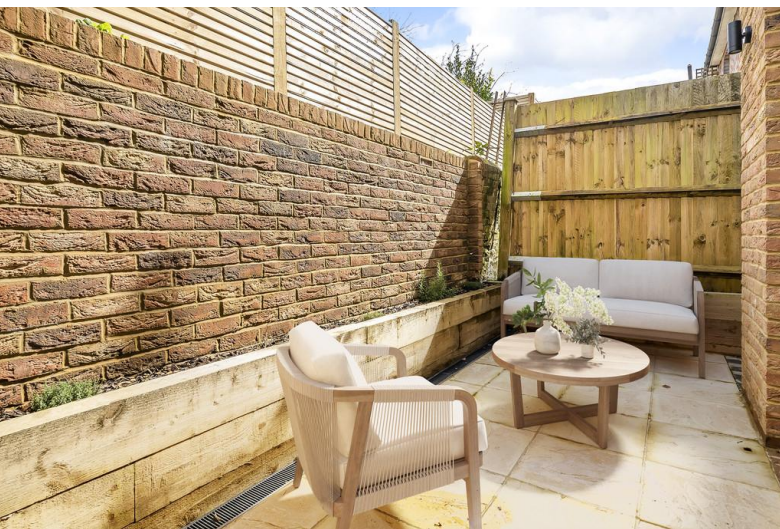
Institute road is a highly regarded private road situated within the pretty village of Westcott, a semi-rural village nestled in a valley at the foot of the steep slopes of Ranmore and the North Downs in the Surrey Hills, considered to be an area of Outstanding Natural Beauty. There is strong sense of local community within the village with excellent facilities including a village shop, convenience store, doctor's surgery and public house. There is a primary school (age 4-11) as well as good state and independent schools for all ages within a two mile radius. For more comprehensive facilities the town of Dorking lies within close proximity (1.8 miles) providing good shopping, recreational and educational facilities together with mainline stations offering direct lines to Waterloo and Victoria in under 1 hour. In addition, there are easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports as well as 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 northern outskirts of Dorking.

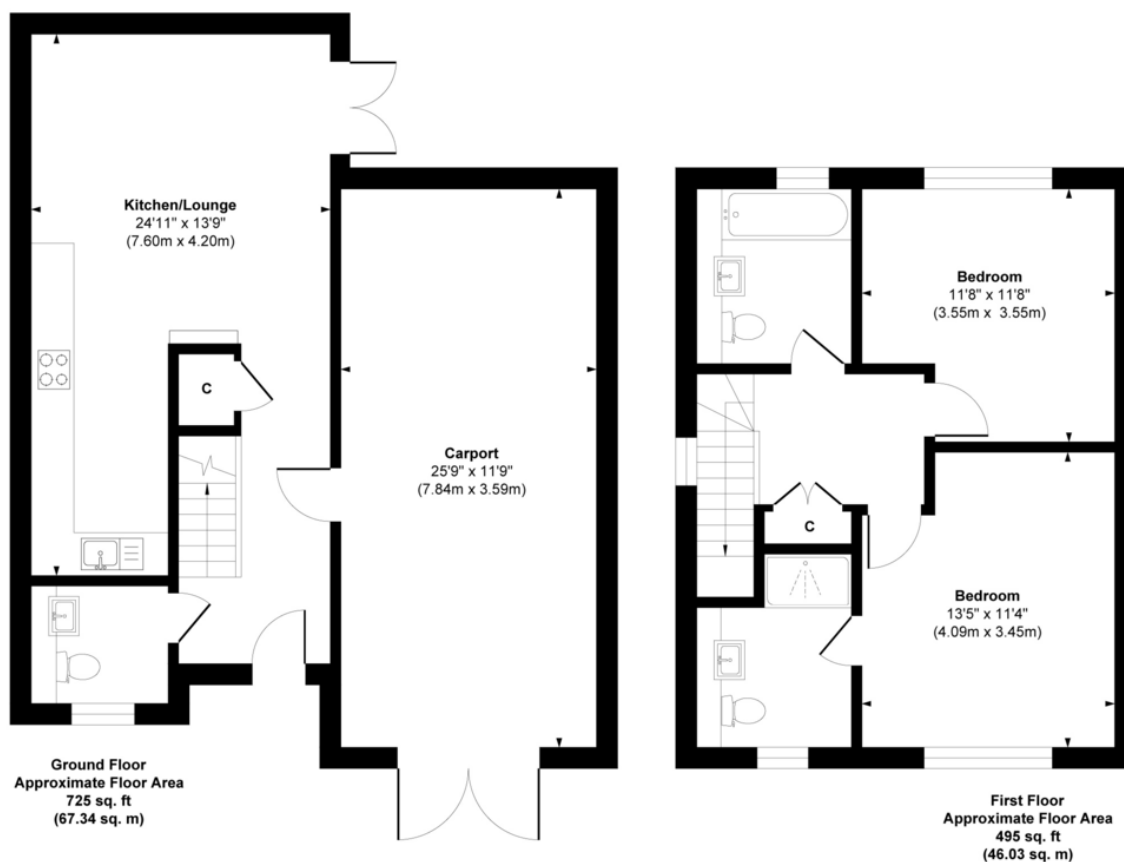
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.







**Approx. Gross Internal Floor Area 1220 sq. ft / 113.37 sq. m**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

EPC TBC

**COUNCIL TAX BAND**

Tax Band TBC

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

**CONTACT**

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

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