



## Rokefield House, Westcott Street

Westcott

**Guide Price £600,000**

### Property Features

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- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 23FT RECEPTION ROOM
- STUNNING LANDSCAPED COMMUNAL GARDENS
- MASTER BEDROOM WITH EN SUITE
- PRIVATE PATIO
- ALLOCATED PARKING
- SECURE GATED ENTRANCE
- RESIDENTS' GYMNASIUM
- A SHORT WALK TO EVERYTHING THE WONDERFUL VILLAGE OF WESTCOTT OFFERS



# Full Description

A superb, two double-bedroom conversion apartment set within nine acres of meticulously landscaped grounds, this elegant residence offers over 1070 sq ft of bright and spacious accommodation. Rokefield House was sympathetically converted in 2000 and retains many of its original Manor House period features and includes allocated parking and access to the communal gym.

Entering through a striking communal entrance hall on the ground floor, furnished with a lift and an elegant galleried staircase leading to the first floor, a private front door leads into the apartment and reveals a large reception hall giving access to all principal rooms. To the rear of the property sits the stately South facing drawing room which instantly captivates with its high ceilings, grand fireplace and impressive bay window with French doors offering uninterrupted views of the formal gardens and access to the private patio. This room is flooded with natural light and has plenty of space for a sizeable suite as well as a large dining table and chairs. The kitchen is fitted with a modern range of eye and base level cabinets, complimented by an integrated microwave/oven, full sized oven and electric hob with extractor fan. There is also an integrated fridge/freezer, dishwasher and freestanding washing machine. Tiled flooring creates a warm and practical aesthetic.

The main bedroom offers generous proportions, featuring a modern en-suite shower room and floor to ceiling sash windows, with delightful views of the garden. Bedroom two is a great size double room, fitted with wall to wall sliding wardrobes as well as a superior quality Hypertion fitted desk with shelving. The main bathroom is again equally spacious, fitted with a modern white suite with bath and handheld shower. In addition, there is loft space available which has been part boarded to allow further storage.

Please note all the sash windows were replaced in 2014 and benefit from double glazing.

## Outside

The mature communal gardens and grounds of Rokefield House stand out as a particular feature of the property extending to approximately 9 acres and are meticulously maintained. The apartment boasts a private patio area accessible from the drawing room, offering views of the formal gardens. Additionally, there is a bottom lawn, perfect for hosting BBQs and entertaining guests, along with a charming woodland and orchards featuring mature specimen shrubs and fruit trees. Residents also have access to a well-equipped communal gym. A gated driveway provides access to parking for both residents and visitors, conveniently located at the front of the property. The apartment comes with allocated parking for one car.

## Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. There is a broadband connection.

## Share of Freehold

The property is a Share of Freehold with 101 years remaining on the lease. There is a service charge of £530 per quarter (£2,120 per year). This includes maintenance of all the communal grounds, buildings insurance and general maintenance and cleaning of Rokefield House.

## Location

Rokefield House is located in Westcott and surrounded by some of Surrey's finest and unspoilt countryside. Within the village of Westcott are a small selection of shops, village pub, school, doctor's surgery and village church. The town of Dorking lies within proximity and provides additional shopping, recreational and schools, together with a mainline station (direct to 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 and recognised as an area of outstanding natural beauty, providing easy access to country paths and cycle routes.

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

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.



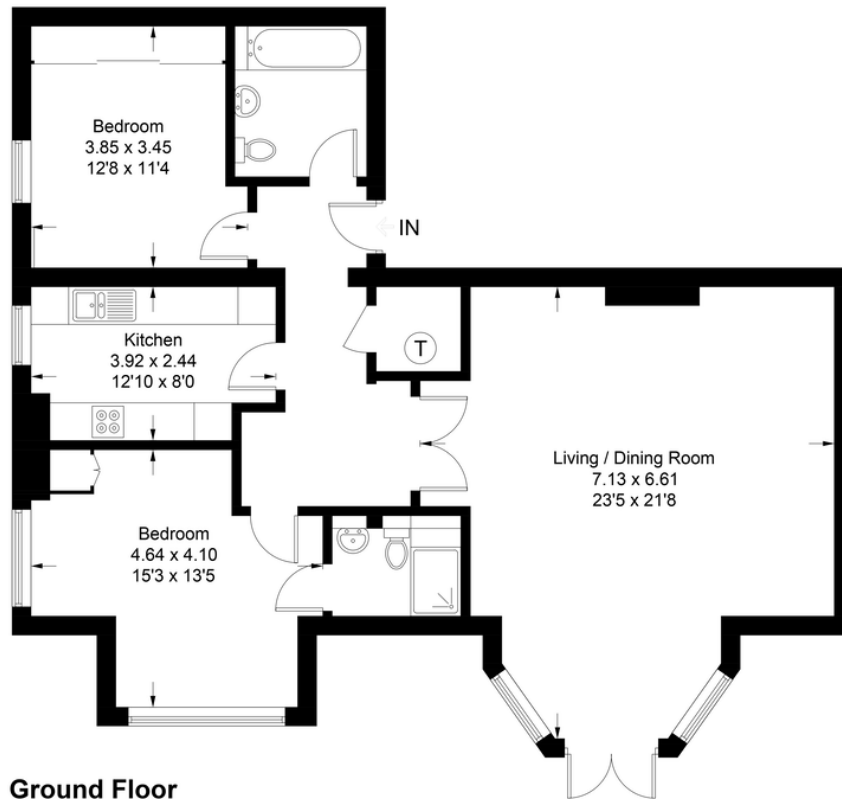






# Rokefield House, RH4

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



## Ground Floor

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. (ID1077077)



**COUNCIL TAX BAND E**

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT

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

www.seymours-estates.co.uk  
 sales@seymours-dorking.co.uk  
 01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

