



Springfield Road

Westcott

Guide Price £475,000

Property Features

- FOUR BEDROOMS
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- 1354 SQ FT
- DELIGHTFUL FRONT & REAR GARDENS
- 20FT DOUBLE ASPECT LIVING ROOM
- KITCHEN WITH SEPARATE UTILITY
- DINING ROOM
- WESTCOTT VILLAGE LOCATION
- SHORT WALK TO VILLAGE SHOPS, PUB & CHURCH
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP



Full Description

A well-presented, four-bedroom, extended family home offering over 1350sq ft of bright, versatile accommodation with a delightful garden and driveway parking. The property is conveniently located on a quiet, popular road within Westcott village and all of the amenities on offer.

As soon as you step through the front door, you are met with the feeling of space and warmth this wonderful home offers. Starting with the entrance hallway leading to all the ground floor rooms, there is a useful storage cupboard under the stairs which provides essential storage. The front aspect dining room is wonderfully bright and spacious and includes a traditional brick fireplace and plenty of space for a family sized dining table. Flowing through into the extended living room this is a lovely cozy room complimented by a feature fireplace with log burner and room for a large suite. The kitchen is positioned at the rear of the property and has been fitted with a range of base and eye level units, Rangemaster cooker and worktops which wrap round to create a useful breakfast bar. There are provisions for a washing machine and dishwasher as well as a fridge freezer as well as large French doors leading out to the garden. A separate utility room provides additional worktop space and storage cabinets with convenient rear access out to the garden.

Stairs rise to the first-floor landing giving access to four good sized bedrooms and a family bathroom. The Master bedroom impresses with dual aspects out, flooding the space in natural light, a dressing area as well as an ensuite shower room. Bedroom two is another generous double bedroom with garden views whilst bedrooms three and four are good sized single rooms. The family bathroom is fitted with a modern white suite with bath and overhead shower.

Outside

To the front of the property are raised flowerbeds creating a sense of privacy and a path leading to the front door. To the right of the property is an area the owners have created for off-road parking for two cars. Please note the curb needs to be dropped.

The rear garden is yet another marvellous feature of this property, offering a large patio area which spans the width of the property, making an ideal spot for outdoor entertaining. Steps lead up to an area of lawn which forms around a pretty brick pond as well as a full width section of patio providing the ideal space for al fresco dining or simply enjoying the stunning view on a warm summer's day.

Please note: this property is built with a Comish Unit and classed as non-standard construction.

Council Tax & Utilities

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

Location

Springfield 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, and a village Church. 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 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 northern outskirts of Dorking.

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

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

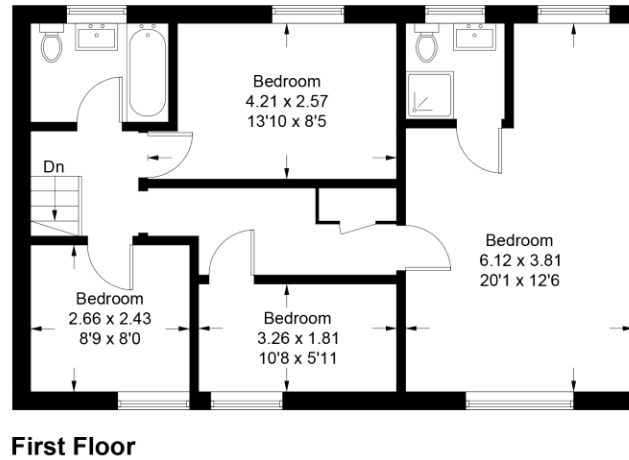
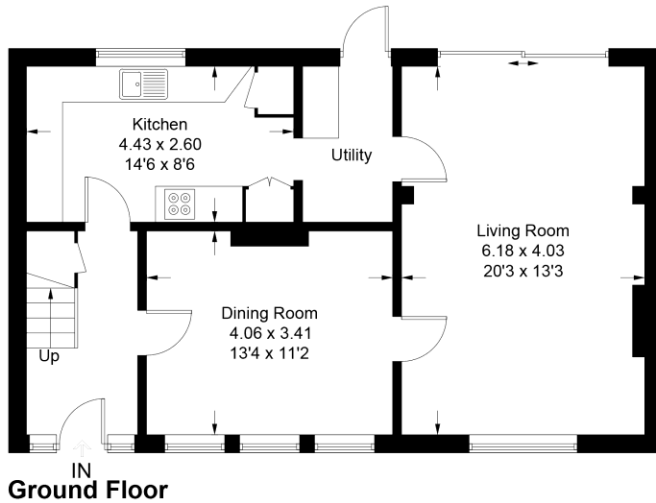
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Springfield Road, RH4

Approximate Gross Internal Area = 125.8 sq m / 1354 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. (ID1076571)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Surrey, RH4 2HD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

