



## Bailey Road, Westcott

Guide Price £440,000

EPC Rating '60'

- NO ONWARD CHAIN
- THREE BEDROOMS
- SITTING ROOM WITH FEATURE FIREPLACE
- ENCLOSED REAR GARDEN
- MODERN KITCHEN
- CLOSE TO OPEN COUNTRYSIDE
- UPDATED BATHROOM
- EXTENDED ON THE GROUND FLOOR

- PERIOD FEATURES
- POTENTIAL TO EXTEND UP INTO THE LOFT





**\*NO ONWARD CHAIN\*** An attractive, extended three-bedroom Victorian house offering well-presented accommodation with a tasteful blend of period features and modern style, with a delightful rear garden including a detached summer house. Located in the pretty village of Westcott, close to all of the local amenities and open countryside.

The property begins in the entrance hall which provides access to the sitting room as well as the stairs up. The front aspect sitting room benefits from a large window and feature fireplace, creating a cosy ambiance. Wooden flooring further enhances the charm and character of this space. At the rear, this house really offers a sense of space thanks to the recent extension. The new dining/family room is a great space with wood flooring, exposed beams, a large feature window and French doors to the garden. The updated kitchen offers a range of base and eye level units, solid wood work surfaces and built-in oven with gas hob. Finishing off the ground floor is the spacious family bathroom which has been fitted with a modern white suite including a bath and separate shower.

Upstairs the front aspect main bedroom is a generous sized double with built-in wardrobes for added convenience. The 2nd and 3rd bedroom are both good sized single rooms with views over the garden. There is also a very useful W/C servicing the bedrooms.

#### Outside

To the front is a hedge enclosed area leading to the front door. The rear garden is a lovely size and fence enclosed, with a patio accessed directly from the house, an area of lawn and a number of feature beds and borders with a selection of flowers. In addition, at the rear is a large, detached summer house with power.

#### Council Tax & Utilities

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

PLEASE NOTE THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN 2022.

#### Location

This property is located close to some of Surrey's finest and unspoilt countryside, within the village of Westcott, recently voted one of the ten prettiest villages in Surrey by the Telegraph. Westcott provides a small selection of shops, village pub, school, doctors surgery and 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 (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 for its outstanding countryside and this property is very close to the route 22 cycle route.

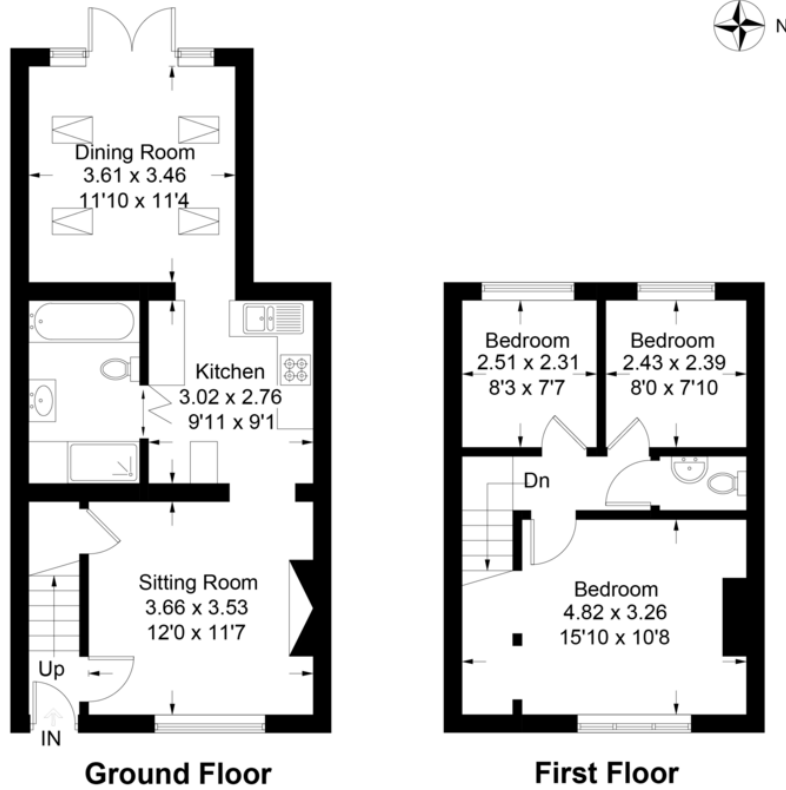
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.



Approximate Gross Internal Area = 79.3 sq m / 853 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 decisions reliant upon them. (ID354020)  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	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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