



Rokefield House, Westcott Street  
Westcott

**Guide Price £525,000**

## Property Features

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- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 17FT LIVING ROOM
- STUNNING LANDSCAPED COMMUNAL GARDENS
- ALLOCATED PARKING FOR TWO CARS
- SECURE GATED ENTRANCE
- RESIDENTS' GYMNASIUM
- SPACIOUS BATHROOM AND ENSUITE SHOWER ROOM
- A SHORT WALK TO EVERYTHING THE WONDERFUL VILLAGE OF WESTCOTT OFFERS



# Full Description

**\*NO ONWARD CHAIN\*** A superb, two double-bedroom, first-floor conversion apartment with spacious proportions, ideal for those looking for a home or convenient 'lock up and leave' country retreat.

Rokefield House was sympathetically converted in 2000 and retains many of its original Manor House period features and includes allocated parking, access to the communal gym, all set within nine acres of meticulously landscaped grounds and private gated entrance.

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 along the generous hallway featuring two built-in cupboards. To the rear of the property sits the South facing sitting room which instantly captivates with its high ceilings, feature fireplace and impressive large windows offering uninterrupted views of the formal gardens. 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 fridge/freezer, full sized oven and dishwasher in addition to an electric hob with extractor fan. There is also space for a freestanding washing machine. The main bedroom offers generous proportions, featuring a modern en-suite shower room and double-glazed sash windows. Bedroom two is a great size double room, with space for a small office desk for remote working if desired. The main bathroom is again equally spacious, fitted with a modern white suite with bath and handheld shower.

## 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. 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 an impressive entrance with access to parking for both residents and visitors, conveniently located at the front of the property. The apartment comes with allocated parking for two cars as well as the use of a lock up shed.

Please Note: The bedroom images have been digitally enhanced.

## 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.

The property is share of freehold. There is a service charge of £2,080 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 which sits within the Surrey Hills and has recently been voted one of the ten prettiest villages in Surrey by the Telegraph. Surrounded by some of Surrey's finest and unspoilt countryside, Westcott village has a small selection of shops, village pub, school, doctor's surgery and village church. The town of Dorking lies just over 1 mile away and can be accessed by a designated walking/ bike path. Dorking provides a range of additional shops, recreational facilities 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.

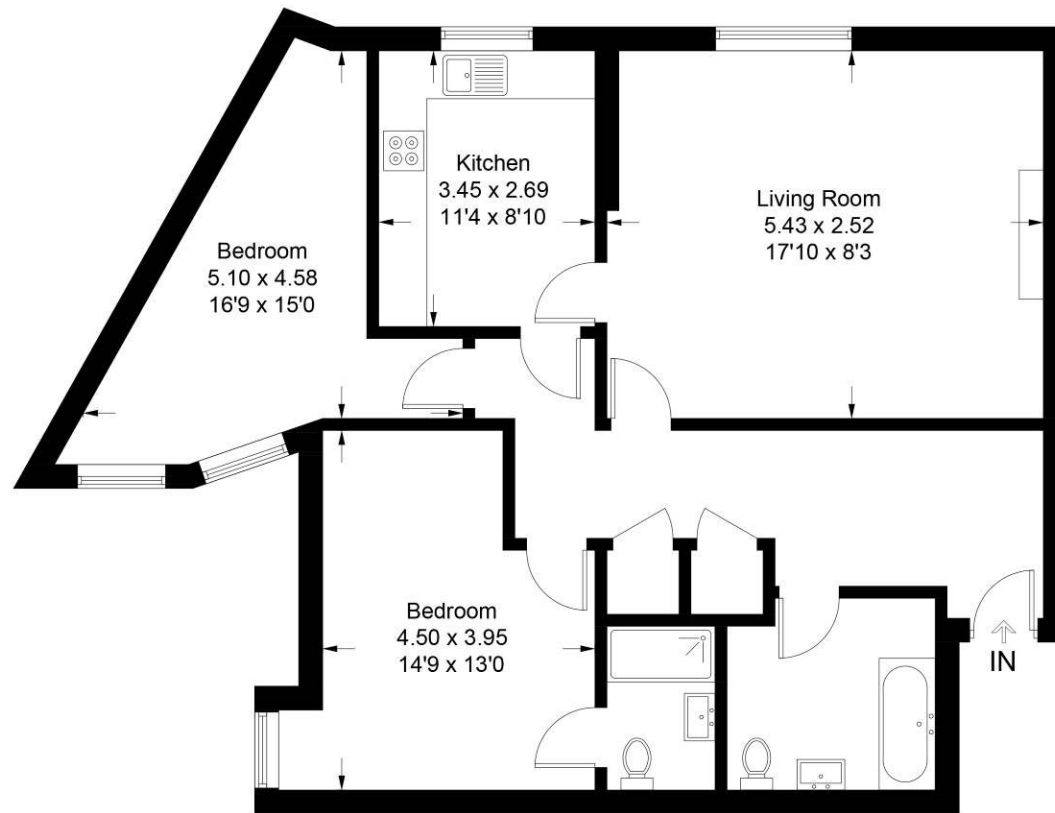
**MISREPRESENTATION ACT** - These particulars are for guidance only and do not form any part of any contract.





# Rokefield House, RH4

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



## First 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. (ID1125507)



### 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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT

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

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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