



Ashley Road, Westcott

Guide Price £475,000

EPC Rating '66'

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- ENCLOSED GARDEN WITH SUMMER HOUSE
- POTENTIAL TO EXTEND STPP
- KITCHEN/DINING ROOM
- SHOWER ROOM
- BRIGHT SITTING ROOM
- DRIVEWAY PARKING

- CUL DE SAC CLOSE TO LOCAL SHOPS & SCHOOL
- CLOSE TO GREAT COUNTRYSIDE WALKS



A well-presented, two-bedroom, semi-detached house offering bright and adaptable accommodation, generous garden with summerhouse and the potential to extend to the side and rear (subject to planning permission). Situated in a quiet cul-de-sac in the heart of Westcott village, conveniently close to the shops, a pub, a grocery/cafe, a playground, a primary school and miles of unspoilt countryside walks.

The home opens into an entrance hall that connects to all ground floor rooms and the staircase to the first floor. The open-plan kitchen/dining room serves as the hub of the home, recently updated with modern cabinets, wooden worktops and lovely views across the garden. There is a dedicated space for a dining table and chairs. Across the hall, the living room is a generous 14'6 ft, with a delightful bay window and fireplace which adds character and warmth to the space.

Upstairs, the landing leads to two double bedrooms and access to the loft. The main bedroom is well-proportioned and includes built-in wardrobes with views across to Denbies and Ranmore. The second bedroom overlooks the garden and offers flexibility - some neighboring properties have converted this space into two smaller bedrooms. A modern family shower room with a tiled finish completes the first floor.

Outside

At the front, the private driveway provides off-street parking for two cars, with a side gate leading to the back garden.

The rear garden is low maintenance, featuring a patio and lawn area - perfect for outdoor dining or relaxing. It is enclosed with fencing for added privacy. Additionally, a summer house offers potential for use as a home office with some refurbishment and includes power and lighting.

Location

Ashley 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, doctor's surgery and a 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 (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.

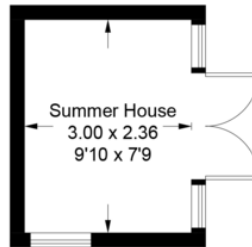
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.

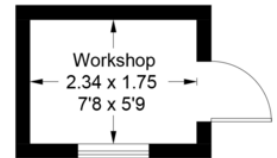


Ashley Road, RH4

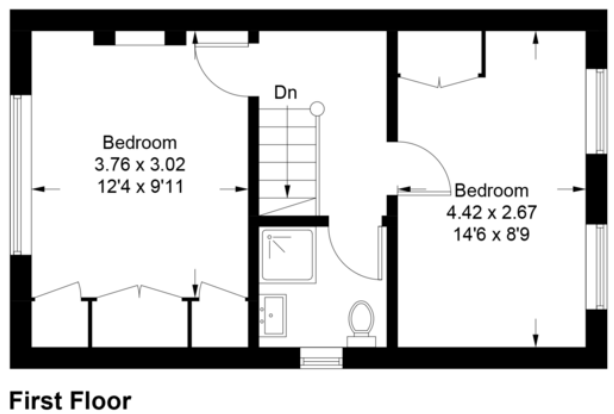
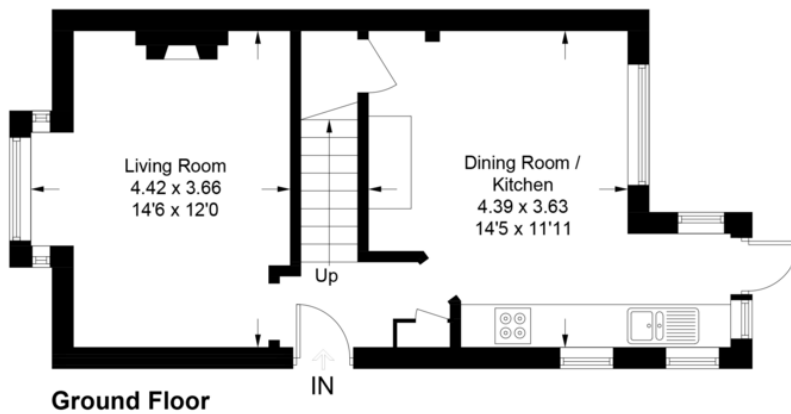
Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
 Summer House = 7.0 sq m / 75 sq ft
 Shed / Workshop = 4.1 sq m / 44 sq ft
 Total = 84 sq m / 904 sq ft



(Not Shown In Actual Location / Orientation)



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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. (ID948332)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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

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

