



The Old Bakery

Guide price £525,000

Property Features

- Four bedrooms
- Characterful living room
- Spacious dining room
- Contemporary kitchen
- Period & character charm
- Tanked cellar ideal for storage
- Family bathroom with separate shower
- Courtyard garden
- Surrounded by beautiful open countryside
- Walking distance from everything Westcott village has to offer



Full Description

A charming four bedroom family home offering over 1630 ft of bright, spacious accommodation laid out across four floors with a wonderful blend of period charm and modern style. Situated within the heart of the pretty village of Westcott, nestled amongst the rolling Surrey Hills registered as an area of outstanding natural beauty.

The Old Bakery offers a wealth of history dating back to the turn of the century and was originally used as the village bakery which now offers all the period charm expected from this era. As soon as step through the front door you are instantly met with the warm welcoming feel this wonderful family home offers. The spacious 14'3 ft dual aspect living room has been designed to be the heart of the home offering the ideal space for entertaining and benefits from a charming feature fireplace with log burner, creating a warm cosy ambience. Next is the dining room, another well-proportioned room providing plenty of space for a large table with chairs and access down to the cellar. The cellar is an excellent 17ft which has been tanked offering the ideal space for storage. The kitchen has been fitted with an array of contemporary floor to ceiling units complemented by ample work surface space, a selection of integrated appliances and overlooks the back garden. Completing the accommodation is an internal hall leading to the downstairs cloakroom and back door into the garden.

Stairs rise to the first floor landing providing access to all the rooms. As you can see from the measurements, the master bedroom is a very spacious 14'7 ft and is a wonderful bright space with plenty of natural light flooding in. Bedroom two is another generous double. The family bath/shower room fitted with a modern white suite including a bath and separate shower completes the first floor.

From the landing, stairs rise again to the second floor where bedrooms three and four can be found. The third is an excellent double with Velux windows and bedroom four is a good-sized single which could alternatively be used as a study if preferred. Both provide access to the eaves.

Outside

The delightful courtyard garden is yet another wonderful benefit to this home which has been designed for low maintenance. The stone paved patio offers the ideal space for al fresco dining and entertaining in the warmer months. To the side there is a useful access gate.

Location

Westcott is 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 close proximity and provides additional shopping, recreational and educational facilities, 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, 27 South Street, Dorking, RH4 2JZ.

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.





North Street, RH4

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft
(Including Eaves)

Basement = 25.6 sq m / 275 sq ft

Total = 152.1 sq m / 1637 sq ft

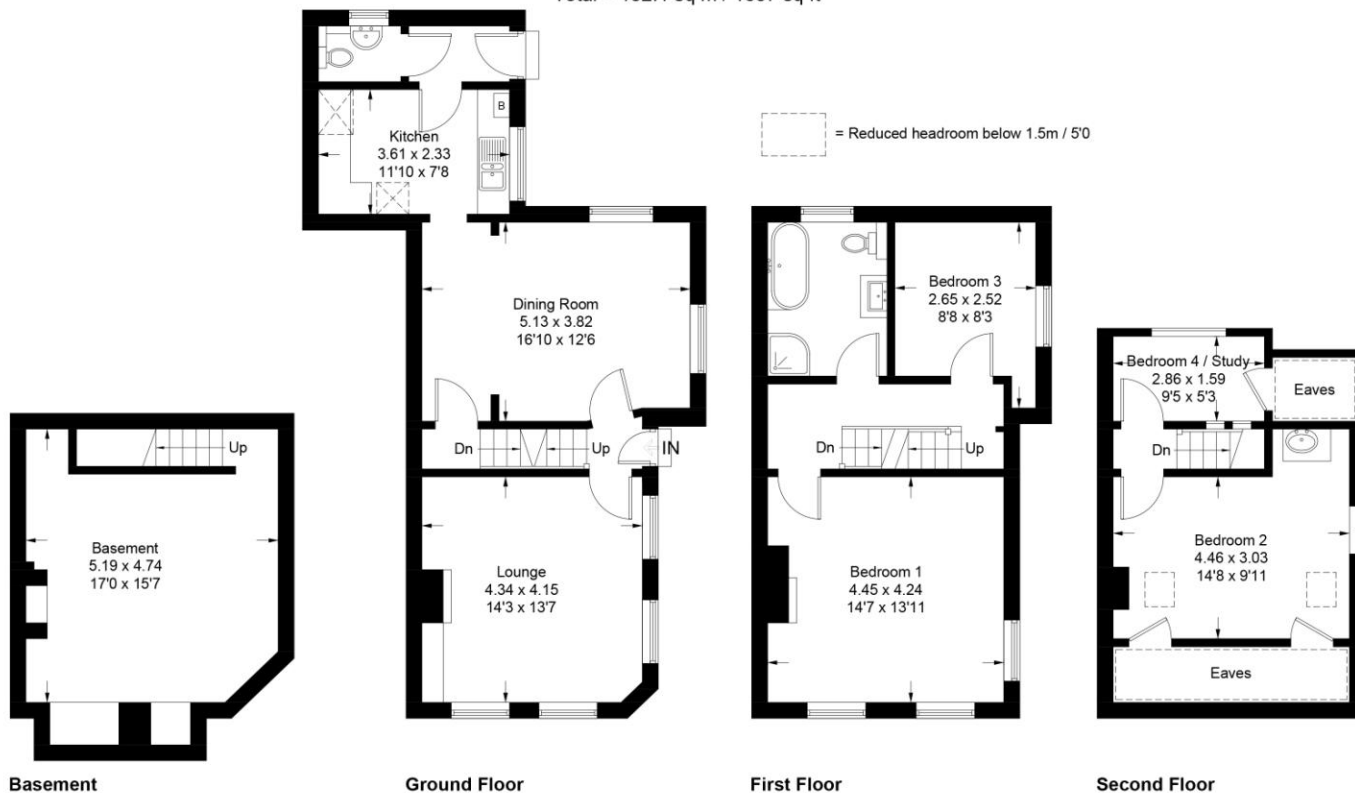


Illustration for identification purposes only, measurements are approximate, not to scale. (ID692376)

COUNCIL TAX BAND

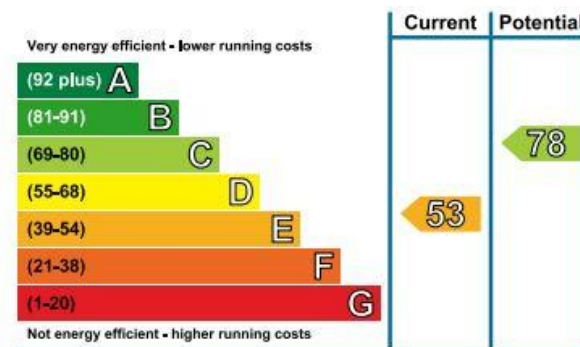
Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



CONTACT

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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

