



**SEYMOURS**

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## Westcott Street, Westcott RH4

OIEO £400,000

- Two double bedrooms
- Impressive living/dining room
- Modern galley kitchen
- Character charm & original period features
- Luxury shower room
- Delightful back garden
- Bonus loft room with Velux window
- Updated to a high standard throughout
- Short walk to village amenities, primary school & public houses
- Surrounded by stunning open countryside





A beautifully presented two bedroom mid-terrace Victorian cottage offering bright, spacious accommodation which has recently been updated to a high standard throughout yet maintaining a wonderful blend of period features with a modern touch, a delightful garden and a bonus loft room.

Situated within a quiet, tucked away position just a few moments away from everything the pretty village of Westcott has to offer including local shops, excellent bakery, public houses, primary school and miles of stunning open countryside.

This delightful cottage bursting with character and style begins in the impressive 19'1 x 12'2 ft living/dining room which is a lovely bright space thanks to two windows allowing plenty of natural light to flood in as well as a charming original brick exposed fireplace providing a lovely cosy ambience. The sitting room provides plenty of space for a large suite with the dining room offering space for a generous table and chairs, perfect for socialising with family or friends. Next is the galley kitchen which has been fitted with an array of modern floor to ceiling units complemented by solid oak worktops, Belfast sink and all the expected integrated appliances including a washing machine, fridge/freezer, dishwasher as well as benefiting from a stable door opening out into the garden. Finishing off the ground floor accommodation is the useful under stairs cupboard ideal for storing household appliances.

Stairs curl up to the spacious landing which provides access to all the first floor accommodation. The master bedroom is an excellent 12'2 x 10'1 ft with two built in wardrobes beautifully designed in keeping with the property. Bedroom two is another generous double enjoying pretty views of the garden. Finishing off the upstairs is the luxury shower room finished with stylish marble effect tiles, large walk in shower and completed with a modern white suite.

Another excellent benefit is the bonus loft room with Velux windows and power which can be accessed from the first floor landing. This is the ideal space for a home office or hobby room if desired.

### Outside

Towards the front of the property, there is a pretty gate and wall enclosed garden with pathway leading to the front door.

The South facing rear garden is yet another wonderful feature to this home which has been designed for low maintenance including a large area of artificial grass as well as a full width patio providing the perfect place for al fresco dining or entertaining guests. The whole garden is fully fence enclosed creating a sense of privacy benefiting from a useful rear access gate and a substantial garden shed.

### Location

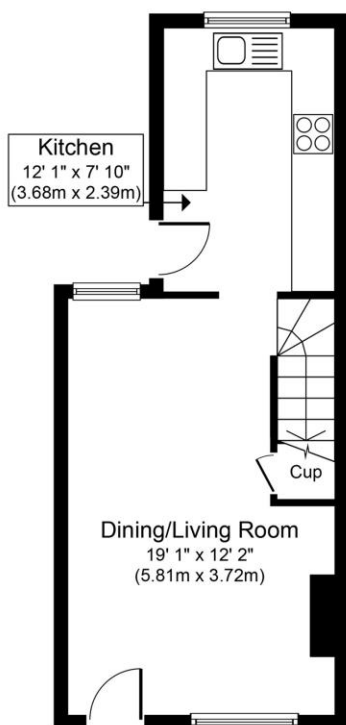
Westcott Street is close to some of Surrey's finest and unspoilt countryside, within the village of Westcott which provides a small selection of shops, village pub, school, doctor's surgery and a village church. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (Waterloo and Victoria). There are also easy road links to 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, 27 South Street, Dorking, RH4 2JZ.

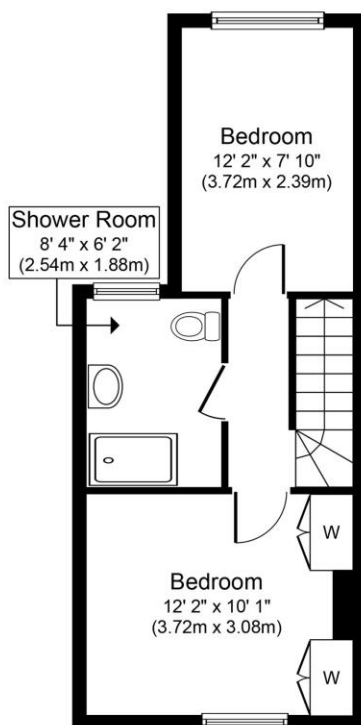
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.



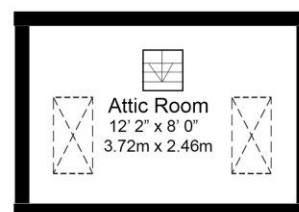




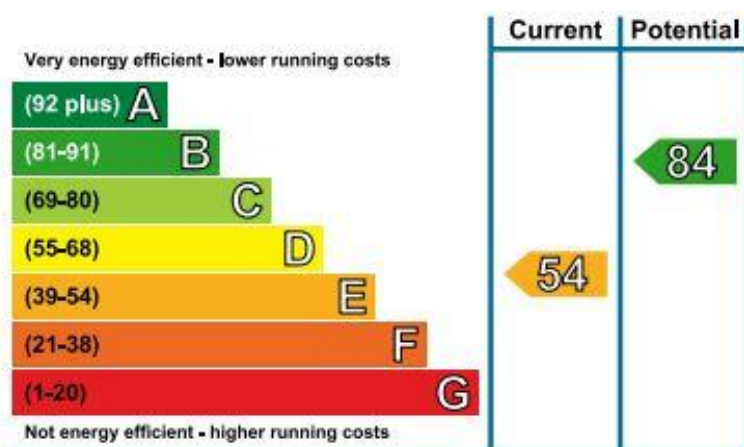
**Ground Floor**  
Approximate Floor Area  
334 sq. ft.  
(31.0 sq. m.)



**First Floor**  
Approximate Floor Area  
334 sq. ft.  
(31.0 sq. m.)



**Attic**  
Approximate Floor Area  
98 sq. ft.  
(9.15 sq. m.)



#### COUNCIL TAX BAND

Tax band E

#### TENURE

Freehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

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