



barnard marcus

Meadow Close, Westcott Dorking RH4 3GG



welcome to

Meadow Close, Westcott Dorking

Located Just off the main village high street in 'Westcott', you have a stunning modern development built for families who want to relax and put down their roots away from their busy day to day activities. With some of the most stunning areas of the Surrey Hills on your doorstep you are blessed with amazing countryside walks which have designated areas for cycling, riding and walks that usually end up in a great pub garden or café.

The house is set at the rear of the development in a cul de sac. You have your very own car port plus one allocated parking space with room for visitors.

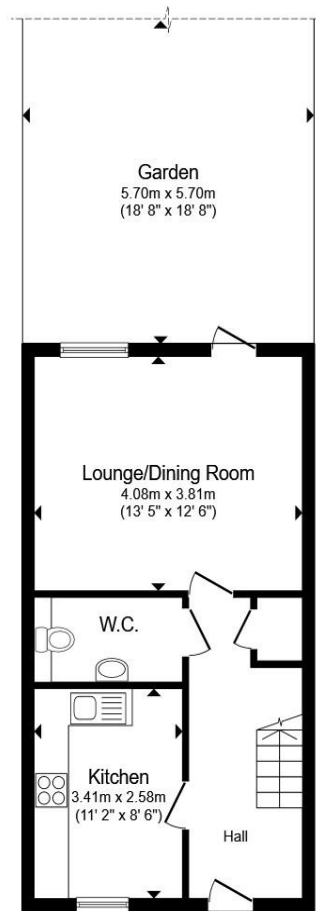
You are welcomed into the house with a large open plan reception space overlooking the rear gardens.

At the front you have a spacious Kitchen/breakfast room and a separate downstairs cloakroom.

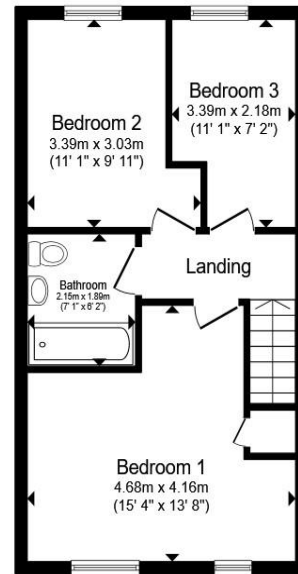
Upstairs are three well-proportioned bedrooms and a family bathroom.

Perfect for families looking for a slower pace in a traditional village environment. With public busses and railway located within 10 minutes of the property.





Ground Floor



First Floor



Total floor area 82.4 m² (887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Meadow Close, Westcott Dorking

- 60% Shared ownership £303,000
- A modern Three double bedroom family home located in a private development in the picturesque village of 'Westcott'.
- Open plan lounge/dining room overlooking the rear gardens
- Within 10 minutes' drive of both Dorking & Gomshall railway stations.
- Parking for two vehicles (Allocated parking + car port.)

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 88.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£303,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/DRK102170](https://www.barnardmarcus.co.uk/Property/DRK102170)



Property Ref:
DRK102170 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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