



Milton Clere, 1 Milton Avenue, Westcott, Surrey, RH4 3QA

£1,195,000 Freehold

- Substantial Detached Family House
- Plot Extends to Approx 0.8 of an Acre
- Close to the Heart of the Village
- Walk to Shops, School, Church & Pubs
- Within 1.5 Miles of Dorking Town Centre
- Approx 2.2 Miles to Dorking Station
- Now in Need of Updating
- Reception Hall, Cloakroom
- Drawing Room, Dining Room, Family/TV Room

- Spacious Kitchen/Breakfast Room, Utility Room
- Master Bedroom with En-Suite
- Bedroom 2 with En-Suite & Dressing Room
- 3 Further Double Bedrooms, Family Bathroom
- Detached Double Garage, Driveway Parking
- Partly Walled Rear Garden with Various Sitting Areas, Lower Play Area and Ponds
- Extensive Cellarage with Low Ceiling
- EPC E & Council Tax Band G



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Milton Clere

This substantial detached family house sits in a plot of approximately 0.8 of an acre and although it is now in need of updating it offers a superb opportunity to create a truly wonderful and spacious family home.

Probably dating from the 1930's the property has some marvellous features including a polished wood staircase, timber doors and joinery and some splendid fireplaces.

The accommodation comprises:- an entrance porch with the front door opening on to the reception hall, with a cloakroom. At the far end is the door to the triple aspect drawing room which has a lovely aspect over the gardens, a feature fireplace and casement doors out on to the rear terrace. The dining room is an elegant double aspect room, again with lovely views over the gardens and a feature fireplace and the family room sits between these 2 main rooms with a wide bay overlooking the garden.

The spacious kitchen/breakfast room sits at the rear of the property and although it is now slightly dated it offers a wonderful opportunity to create a superb modern family space with direct access out on to the garden. There is also a utility room, housing the gas boiler, with a further door to the outside, ideal for muddy kids, dogs & cyclists.

The elegant staircase leads to the spacious landing with doors to all bedrooms and access to the loft.

The master bedroom is a double aspect room with views over the garden and an en-suite bathroom, bedroom 2 has the benefit of an adjoining dressing room and an en-suite shower and there are 3 further double bedrooms, all with built in storage and a family bathroom.

Outside there is driveway parking for 3-4 cars and a detached double garage with power and light.

The gardens are a delightful feature of the property being partly walled with various sitting areas, paved pathways, a lower play area which includes a half basketball court and a golf net, various outbuildings including a greenhouse, mature trees and established shrubs and stocked ornamental ponds. From the garden there is access to an extensive cellar area, albeit with restricted head height.

It is obvious that the garden has been the subject of much care and attention in the past and although currently a little unkempt the opportunity is there to revive this wonderful outside space and create an oasis of calm and colour.





Situation

Milton Avenue is located within a few minutes walk from the centre of Westcott village with its shops, pubs, school, church, green, doctors surgery and reading rooms.

Dorking town centre is within approximately 1 mile and offers a comprehensive selection of shops, both national and local, with Waitrose, Marks & Spencer, Waterstones, Millets, Fullers for outdoor pursuits and the recently opened Dorking Butchery. There is a very well regarded selection of pubs and restaurants, with Cote, Cafe Rouge and the soon to be opened Sorell restaurant which is to be run by Steve Drake who gained a Michelin Star at his previous restaurant Drakes in Ripley.



Other facilities in the town include the Dorking Halls, which incorporates a cinema, the adjacent sports centre and nearby 24 hour gym, a selection of schools, various churches, doctors surgeries and a library.

Dorking has 3 stations providing trains to London, Horsham and the South Coast, Guildford, Reigate and beyond.

The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead and Gatwick Airport is approx 13 miles drive.

Denbies, the UK's largest vineyard, lies just to the north of the town and offers tours, restaurants, conference and shopping facilities and is also home to the Surrey Hills Brewery.

Nearby golf courses include Betchworth, Effingham, Tyrells Wood, Gattoin Manor and the recently opened course at the Beaverbrook Estate in Leatherhead.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Ranmore, Leith Hill, Headley Heath, Coldharbour, the Surrey Hills and Box Hill all close at hand.

Directions

From the centre of Dorking town proceed in to South Street and follow the one way system round, past Waitrose, in to Vincent Lane. At the traffic lights at the end turn left on to the A235, the Westcott Road, and follow this road for approximately 1 mile and turn left in to Milton Avenue. Milton Clere is the first house on the left.

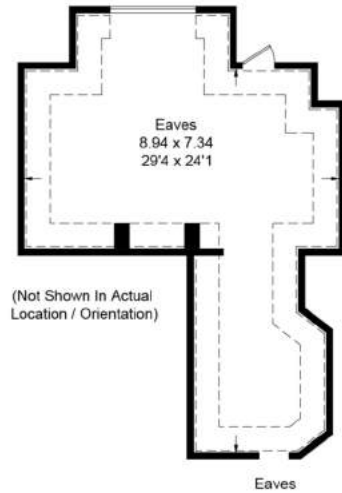
Viewing strictly by appointment only



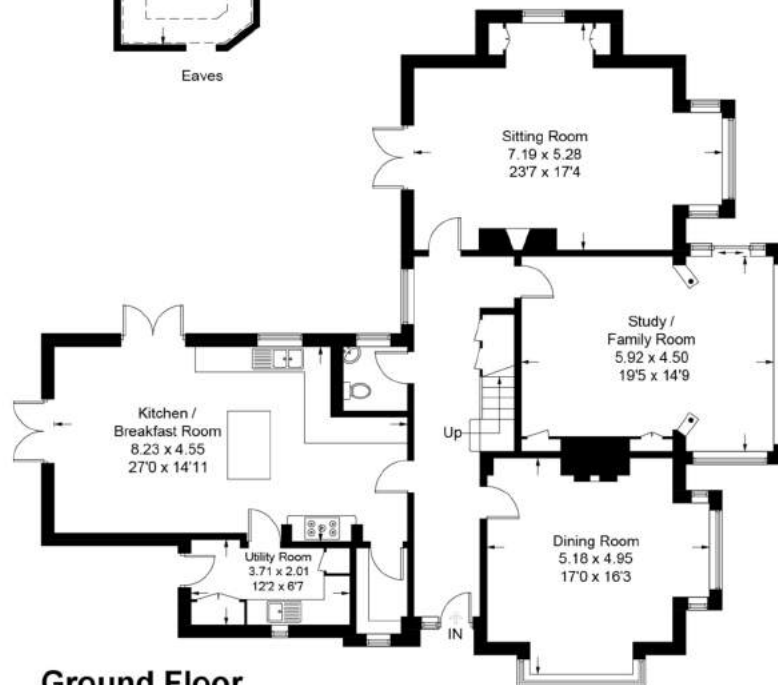




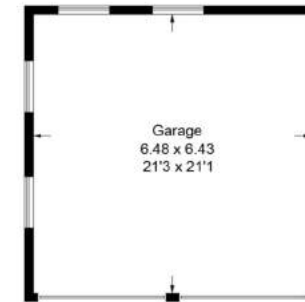
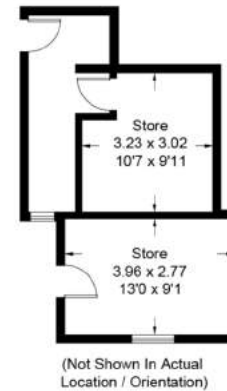
Approximate Gross Internal Area = 283.7 sq m / 3054 sq ft
 Store = 27.7sq m / 298 sq ft
 Eaves (Including Reduced Headroom) = 48.4 sq m / 521 sq ft
 Garage = 42.2 sq m / 454 sq ft
 Total = 402 sq m / 4327 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



Garage



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 decisions reliant upon them. (ID313820)