



Heathcrest, Guildford Road, Westcott, Nr Dorking, Surrey, RH4 3LB

£1,375,000 Freehold

Heathcrest, Guildford Road, Westcott, Nr Dorking, Surrey, RH4 3LB

- Superb Family Home in the Heart of the Village
- Built Circa 1901 with Many Period Features
- Stunning Views at the Rear to Ranmore
- Large Rear Garden with Tennis Court
- Former Coach House – Potential Office/Annexe
- 3 Reception Rooms, Cloakroom, Cellar
- Kitchen/Breakfast Room, Utility Room
- 6 Bedrooms, 3 Bathrooms, Study
- Gardens, Parking, Permission for Garage
- EPC Rating **E** & Council Tax Band **G**



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The Property: Heathcrest is a superb family home, built around the turn of the last century, set over 3 floors and offering bright and spacious accommodation with many period features.

The accommodation comprises an entrance vestibule, reception hall, drawing room, dining room, family room with small library area, cloakroom with shower, kitchen/breakfast room, utility room and access to the cellar on the ground floor. The grand staircase leads to the 1st floor landing with the master bedroom and en suite bathroom, 2 further double bedrooms and the family bathroom and a staircase leads to the top floor with 3 further bedrooms a study area and eaves storage. From all the rooms at the rear there are superb views, getting better as you go higher, over the garden and up to Ranmore.

Outside to the front there is driveway parking for a good number of cars and there is also planning permission to create an attached garage to the side.

The rear garden is a superb and major feature of the property with a terrace directly to the rear of the house with steps leading down to the lawn, with hedge borders and shrub beds.

At the mid-point of the garden is a former coach house, now in need of repair & updating, which has permission to create ancillary accommodation, it would make an ideal home office/studio and has its own driveway running past the side of the house.

Beyond the coach house is a further area of lawn to the rear of which is a hard surface tennis court, now in need of some attention.

Situation: Set just on the edge of the village the property is within an easy walk of the local shops, pubs, school, Church, Doctors surgery and local reading rooms.

Dorking town centre is within approx. 1.7 miles and offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and Marks & Spencer, a selection of local and national shops including Waterstones, WH Smiths, and S C Fullers for country pursuits. Also within the town are a very well regarded selection of schools, a choice of doctors and dentists, the Dorking Halls, which includes a cinema, the adjacent sports centre and pool and railway stations for services north to London, South to Horsham & the south coast and west and east to Guildford, Redhill and beyond.

The immediate area offers some of the county's finest walking riding and cycling countryside with Westcott Heath, the Surrey Hills, Ranmore, Box Hill, Headley Heath & Holmwood Common all close by. Denbies, the UK's largest vineyard, is just to the north of Dorking.

The M25 is accessed at junctions 8 & 9, Reigate & Leatherhead, and Guildford & the A3 are both within approximately 10 miles.







Guildford Road, Westcott, Surrey

Approximate Gross Internal Area = 318.8 sq m / 3431 sq ft

Cellar = 19.0 sq m / 204 sq ft

Outbuilding = 37.2 sq m / 400 sq ft

Total = 375.0 sq m / 4036 sq ft

Floorplanz © 2017
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The plan is for layout purposes only.
Do not use as a contract with
BCT. All dimensions are approximate.
Water every room is taken to the
preparation of the plan, please check
all dimensions, doors & windows
before making any decisions about the plan.

Reduced headroom below 1.5m / 5ft



Coach House

(Not Shown in Actual Location / Orientation)

