



Pilgrims 15 Milton Avenue, Westcott, Dorking, Surrey, RH4 3QA

Price Guide £950,000



- ATTRACTIVE DETACHED HOME
- DESIRABLE LOCATION
- POTENTIAL TO EXTEND STPP
- TWO FORMAL RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- FOUR DOUBLE BEDROOMS
- PRIVATE ROAD
- WEST FACING GARDEN
- DRIVEWAY AND GARAGE
- HOME OFFICE

Description

An exciting opportunity to purchase this rarely available and attractive four double bedroom detached home. Located in one of Westcott's most premier private roads and only a short distance from the village centre, further benefits include a West facing garden and further potential to extend subject to the relevant consents.

Accommodation comprises of an entrance hall that provides access to all principal rooms. The formal sitting room (15'10 x 13'0) enjoys double aspect views out to the front via a large box bay window and a feature fireplace. The dining room (14'8 x 14'0) is another notable room with double aspect views, a further feature fireplace with brick surround and double doors that lead out on to the rear terrace. To the rear of the property is the bright and spacious kitchen that includes a selection of base units with matching eye level cupboards and beautiful views of the garden. Previously the house was extended at the front to provide a single attached garage and home office behind. There is also a cloakroom and storeroom. An easy rising staircase leads to a large landing where all four bedrooms can be found. All bedrooms enjoy generous dimensions, varying views and are serviced by the family bathroom. The master bedroom (16'0 x 13'0) includes built in wardrobes and a modern ensuite shower room.

Externally the gardens are a particular feature of the home and enjoy a west facing aspect with an abundance of mature trees and a selection of flower beds. Mature hedgerow borders provide a good degree of privacy to both the front and rear garden. There is a large patio area providing a great place to entertain. To the front is a block paved driveway with parking for numerous vehicles and a garage.

Situation

Westcott is a thriving village in the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), with a real sense of community and belonging. Located in a most convenient village centre location within a short walk of the church, pubs, shops, school, green and reading rooms as well as nearby doctor's surgery.

Dorking town centre is within approx. 1.7 miles and offers a comprehensive range of facilities.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill, Headley Heath & Surrey Hills all on the doorstep. Denbies, the UK's largest vineyard is just to the north of the town and offers tours, shopping, eating and wine tasting experiences.

Dorking has three railway stations offering services North, to London, south to Horsham and the south coast, and west to Guildford.

Tenure

Freehold

EPC

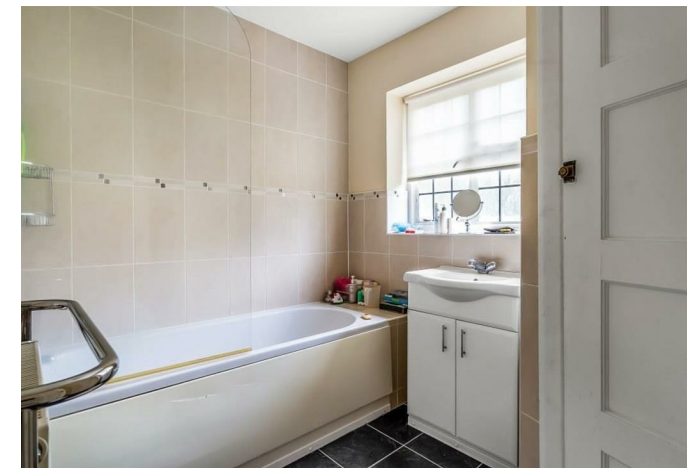
E

Council Tax Band

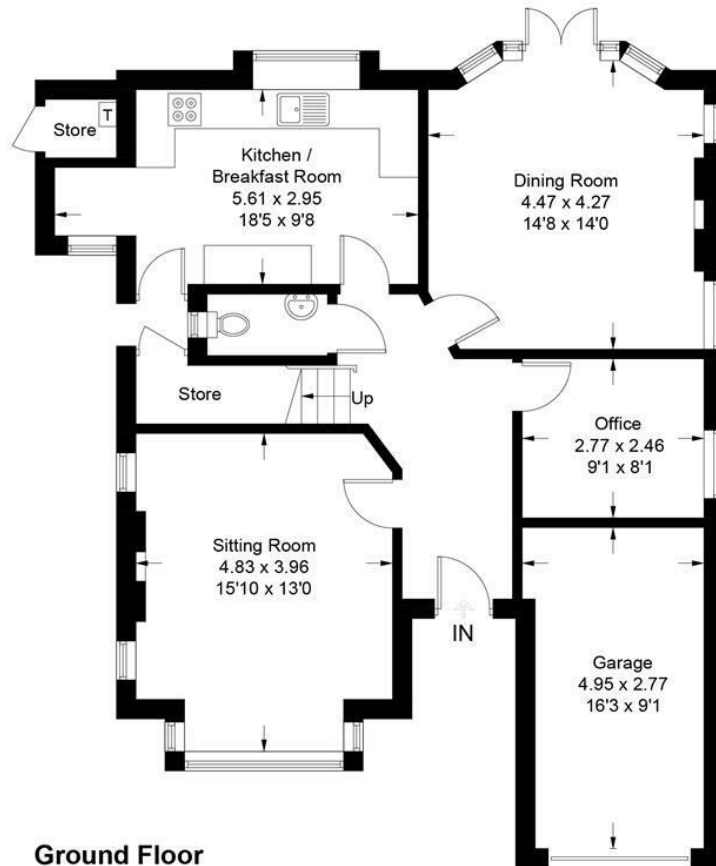
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Private Road Charge

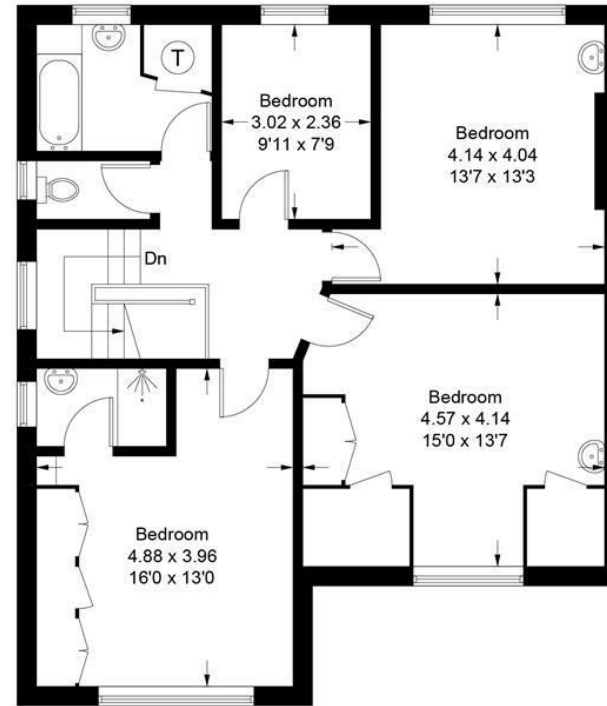
£150 Per Annum



Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft
Garage / Store = 14.1 sq m / 152 sq ft
Total = 169.2 sq m / 1821 sq ft



Ground Floor



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. (ID1029098)
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