



37 Bailey Road, Westcott, Dorking, Surrey, RH4 3QR

Price Guide £325,000



- CHARACTER COTTAGE
- VILLAGE LOCATION
- WEST FACING GARDEN
- CLOSE TO STUNNING COUNTRYSIDE
- CLOSE TO SHOPS
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- KITCHEN/DINING ROOM
- FORMAL SITTING ROOM
- GAS CENTRAL HEATING

Description

This charming two-bedroom character cottage is situated in a popular residential cul de sac, close to both the village centre and endless countryside in the Surrey Hills. The property enjoys a west facing garden extending to approx. 50 ft. two double bedrooms and a kitchen/dining room.

Accommodation briefly comprises of a formal living room (12'10 x 10'0) that includes a feature fireplace and views to the front. The open plan kitchen/dining room is a particular feature of the home. The kitchen includes a selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances. To the rear is a lobby area with built in cupboard and a fully fitted family bathroom.

The first floor consists of two generous double bedrooms that enjoy varying aspects.

Externally and to the front is a small garden with picket fence borders and a selection of mature shrubs. The rear garden is West facing and mainly laid to lawn with a flower bed border and garden shed. There is also a decking area providing a great place to entertain.

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 with a selection of supermarkets including Waitrose and Marks and Spencer, local and national shops and restaurants including, Michelin starred restaurant Sorrel.

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 3 railway stations offering services North, to London, south to Horsham and the south coast, west to Guildford, and beyond and east to Reigate, Redhill & beyond.

The M25 can be accessed at junctions 8 and 9, Reigate and Leatherhead.

Tenure

Freehold

EPC

D

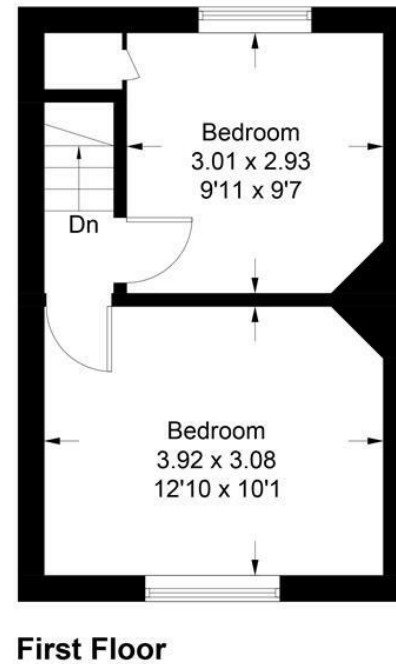
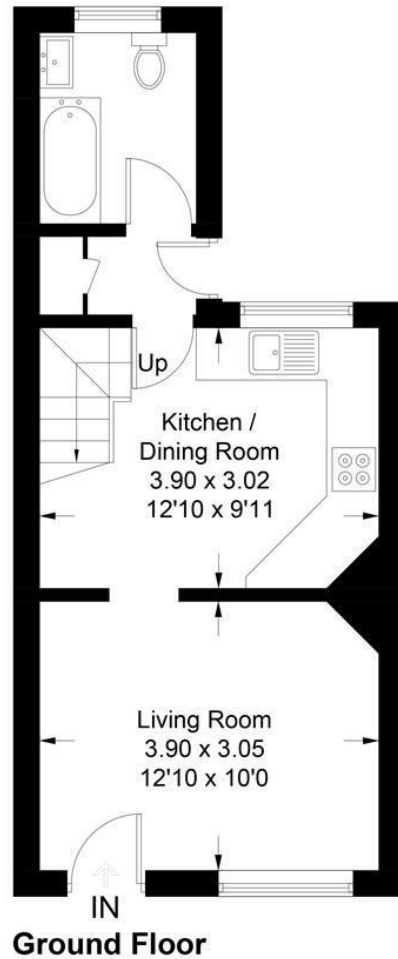
Council Tax Band

D



Bailey Road, RH4

Approximate Gross Internal Area = 55.1 sq m / 593 sq ft



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 any decisions reliant upon them. (ID850735)

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