



35 Watson Road, Westcott, Dorking, Surrey, RH4 3QN

Price Guide £525,000



- THREE BEDROOM HOME
- WEST FACING GARDEN
- PRIME VILLAGE LOCATION
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND STPP
- SEMI DETACHED
- DRIVEWAY AND DETACHED GARAGE
- CONSERVATORY
- ORIGINAL FEATURES
- NO ONWARD CHAIN

Description

Located in the heart of Westcott village, this three bedroom semi detached home offers bright and spacious accommodation arranged over two floors with further potential to extend subject to the relevant consents. The property includes various benefits such as a detached garage with driveway parking and a West facing mature garden that extends to approx. 60 ft.

Accommodation briefly comprises of an entrance hall that provides access to the sitting room that enjoys views to the front and a feature fireplace. The kitchen includes a selection of base units with matching eye level cupboards and space for the usual white good appliances. Beyond the kitchen is a bright and spacious conservatory that is currently arranged as a dining room with wonderful views to the garden. There is also an updated family bathroom that includes a bath with shower over.

The first floor consists of three good size bedrooms that enjoy varying aspects. The master bedroom is a generous size (17'4 x 8'10) and includes an original fireplace surround.

Externally the gardens are a particular feature of the home. To the front is a pretty lawn with flowerbed and hedgerow borders plus driveway parking for numerous vehicles and a detached garage. The rear garden enjoys a sunny aspect with a spacious lawn and patio area providing a great place to entertain. To the rear is various outbuildings including greenhouses and a garden shed and a large vegetable garden with ornamental pond.

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.

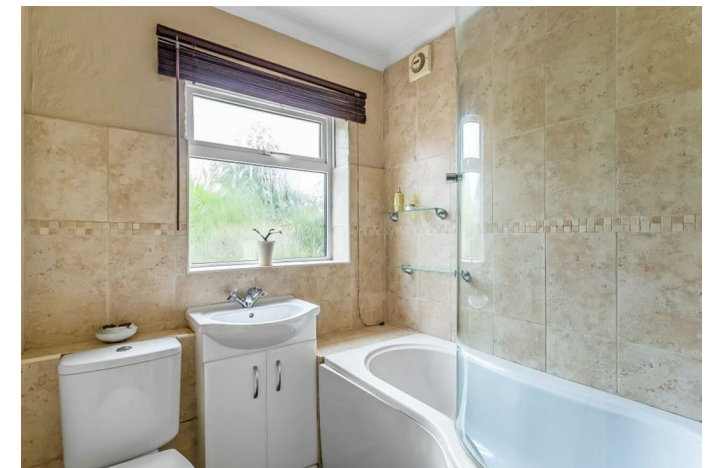
Dorking town centre is within approx. 1.7 miles and offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and Marks and Spencer, local and national shops and restaurants including Michelin starred Sorrel.

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.

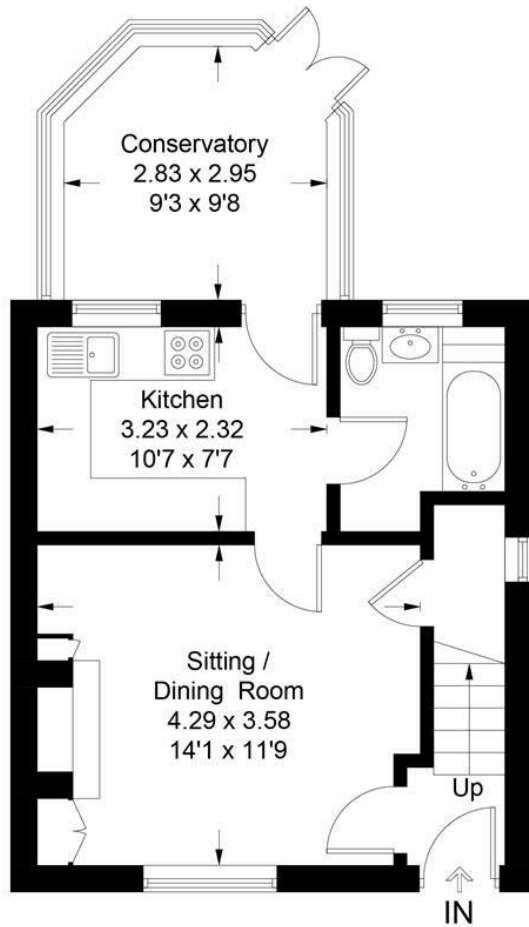
Dorking has 3 railway stations offering services North, to London, south to Horsham and the south coast, west to Guildford, and beyond and east to Reigate, Redhill & beyond.

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

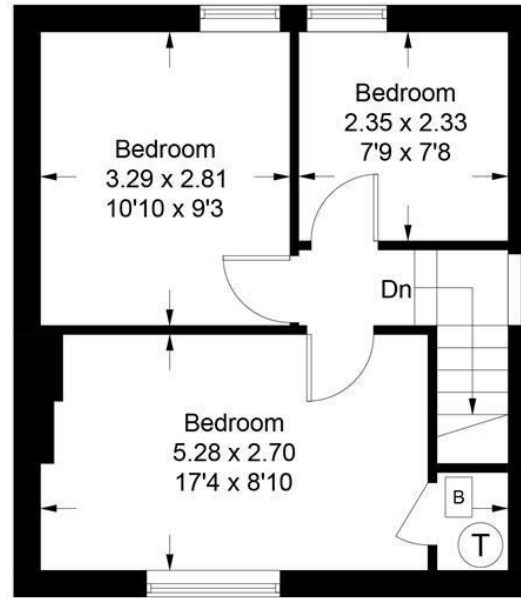
Tenure	Freehold
EPC	D
Council Tax Band	D



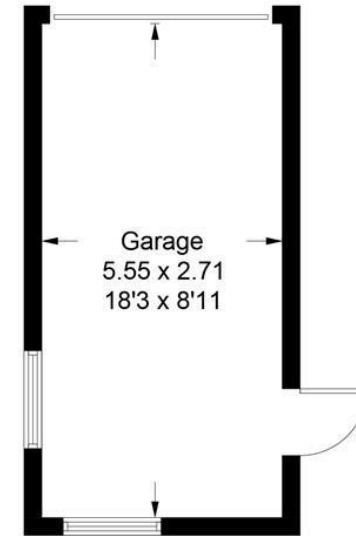
Approximate Gross Internal Area = 72.4 sq m / 779 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 87.4 sq m / 940 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1078698)

www.bagshawandhardy.com © 2024

171 High Street, Dorking, Surrey, RH4 1AD
 Tel: 01306 877775 Email: dorking@patrickgardner.com
 www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

