



Small Cottage Logmore Lane, Westcott, Surrey, RH4 3JN

Price Guide £790,000





- DETACHED COTTAGE
- FAR REACHING VIEWS
- HIGH SPECIFICATION
- GATED DRIVEWAY
- PLANNING PERMISSION GRANTED - MO/2022/0122
- SUPERB SEMI RURAL LOCATION
- RECENTLY REFURBISHED
- EAST FACING GARDEN
- PRIVATE LANE
- TWO RECEPTION ROOMS



## Description

An exciting and rare opportunity to purchase this superbly presented three bedroom detached home, located in a picturesque rural location on the outskirts of Westcott. Refurbished throughout in recent years, the property enjoys a private, east-facing, walled garden and wonderful views of the surrounding countryside. There is also Planning Permission for a rear single storey extension granted under Mole Valley Application Number MO/2022/0122.

The accommodation comprises of a generous sitting room (14'1 x 14'0) enjoying double aspect views, engineered oak flooring, double doors and a log burning stove with decorative surround. The formal dining room had been tastefully updated and includes a tiled floor, panelled feature wall and direct access via double doors to a south facing patio. The open plan kitchen is a particular feature of the home with views of the garden and includes ample cupboards, a selection of integrated appliances and granite work surfaces. There is also an adaptable reception area adjacent to the kitchen currently arranged as a home office and a separate utility room with WC completes the ground floor.

The first floor consists of three bedrooms with varying aspects that enjoy far-reaching views of the surrounding countryside. The generous master bedroom (19'6 x 13'5) enjoys double-aspect views and a Juliet balcony. All three bedrooms are serviced by a spacious and superbly presented family bathroom with walk-in shower.

Externally the property is accessed via a shared gated driveway with off road parking and a small front lawn. The main garden is east facing and mainly laid to lawn with an attractive walled boundary, large south-facing patio and raised decked area perfect to entertain and enjoy the adjacent countryside.

## Situation

The property is situated on the outskirts of Westcott Village, surrounded by acres of farmland and woodland with miles of superb walking, cycling & riding countryside all within the Surrey Hills. The centre of Westcott, with its village shops, school, church & pub, is just over 1 mile away and Dorking Town Centre is within approx. 3 miles offering a comprehensive range of facilities, including national and local shops, pubs, restaurants and the newly refurbished White Horse Hotel. A very well-regarded selection of schools are located in Dorking with Powell Corderoy, Dorking's oldest, St Pauls, The Priory & The Ashcombe amongst others. Guildford Town Centre is approx. 10 miles away.

The Dorking Halls has live events, a cinema and an adjacent sports centre and there is a selection of doctors & dentist surgeries.

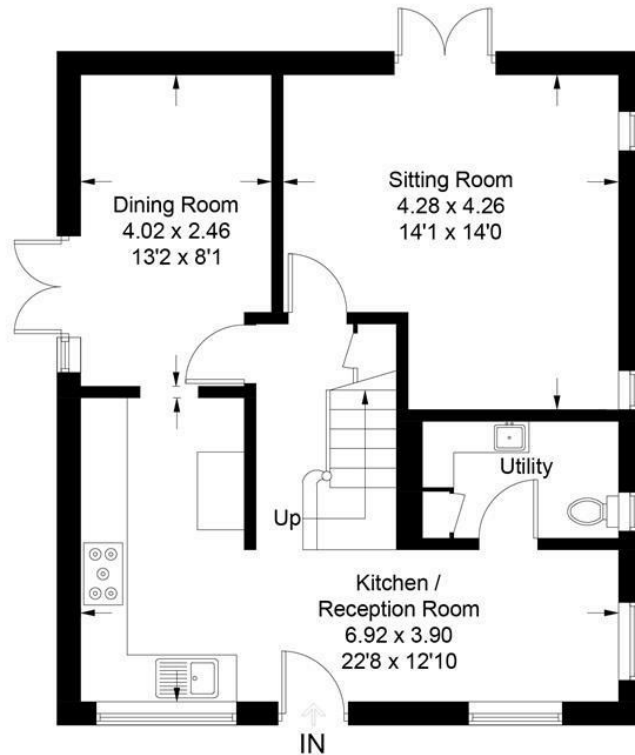
Dorking has 3 train stations serving London and the South Coast, Guildford, Reigate/Redhill, Gatwick and beyond.

Just to the north of the town Denbies, the UK's largest vineyard, offers tours, tasting tours, shops and restaurants. Access to the M25 is at junctions 8 & 9, Reigate & Leatherhead and Gatwick Airport is approx. 14 miles away.

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|------------------|----------|
| Tenure           | Freehold |
| EPC              | D        |
| Council Tax Band | E        |



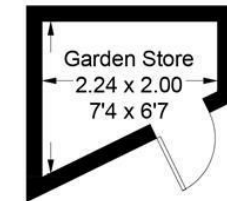
Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft  
 Garden Store / Shed = 11.2 sq m / 120 sq ft  
 Total = 113.2 sq m / 1218 sq ft



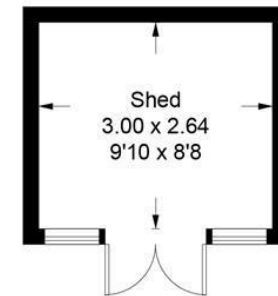
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(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. (ID1046173)

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