



Green Hedges Coast Hill Lane, Westcott, Surrey, RH4 3LJ

Price Guide £1,100,000



- FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- HOME OFFICE
- GALLERIED LANDING
- CIRCA 0.4 ACRES
- BEAUTIFUL WEST FACING GROUNDS
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE
- DOUBLE GARAGE
- FURTHER POTENTIAL TO EXTEND STPP

Description

This attractive four-bedroom detached family home offers bright and spacious accommodation arranged over two floors. Occupying a mature and private West facing plot of circa 0.4 acres, further benefits include three reception rooms and a home office. There is also further potential to extend subject to the relevant consents.

Accommodation briefly comprises of a storm porch leading into the main reception hall that provides access to all principal rooms. The wonderful sitting room (23'0 x 17'7) is a particular feature of the home and is adjacent to both the formal dining room and conservatory that enjoys superb views of the garden beyond. The kitchen/breakfast room includes a selection of base units with matching eye level cupboards and space for the usual white good appliances. There is also a separate home office and ground floor W.C.

The first floor consists of an oversized galleried landing that could include a further study/reading area. There are four bedrooms that enjoy varying aspects and family bathroom with separate W.C. The master bedroom benefits from built in wardrobes and a well-presented ensuite shower room.

Externally the sweeping driveway leads to the attached double garage providing ample parking. The beautiful gardens are mainly laid to lawn and offer a good degree of privacy with a selection of mature hedgerow and treelined borders. There is also a summer house to enjoy the surroundings and a garden shed.



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.

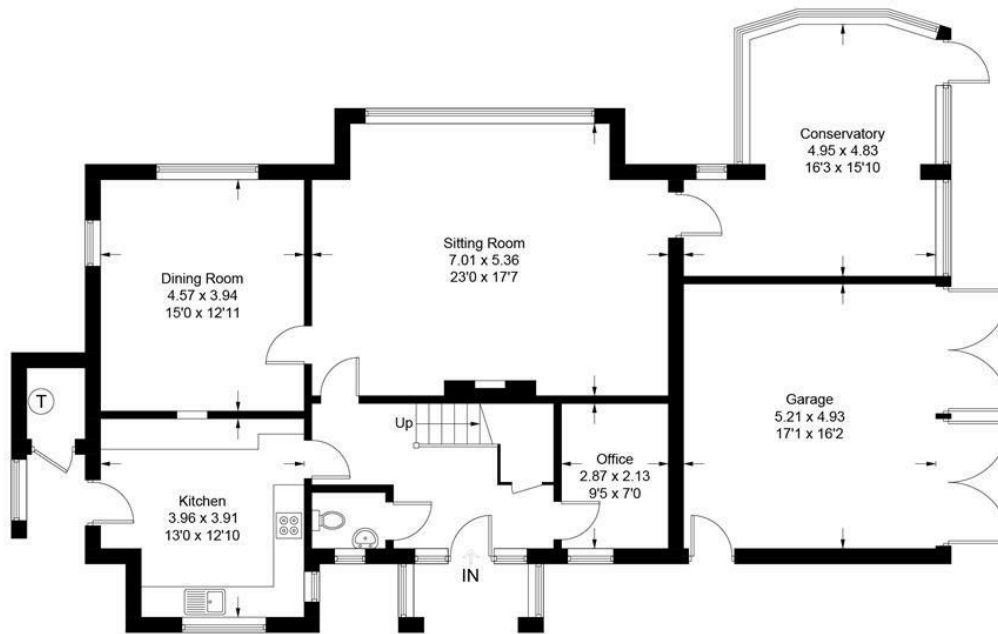
Dorking town centre is within approx. 1.7 miles and offers a comprehensive range of facilities.

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.

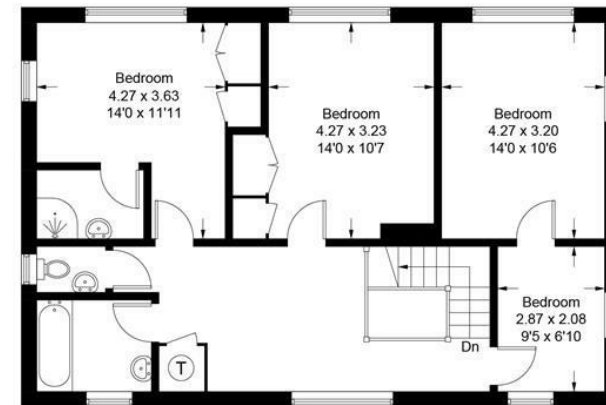
Dorking has three railway stations offering services North, to London, south to Horsham and the south coast, and west to Guildford.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 192.8 sq m / 2075 sq ft
 Garage / External Store = 28.4 sq m / 306 sq ft
 Total = 221.2 sq m / 2381 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. (ID1194050)
 www.bagshawandhardy.com © 2025

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.

