



1 Westcott Mews Parsonage Lane, Westcott, Dorking, Surrey, RH4  
3NL

Price Guide £525,000





- DETACHED HOME
- PRIME VILLAGE LOCATION
- LARGE SITTING ROOM
- HOME OFFICE
- PLANNING PERMISSION APPROVED
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- LANDSCAPED GARDENS
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN

MO/2022/1719



## Description

Nestled in the charming village of Westcott, Dorking, this delightful three-bedroom detached home on Parsonage Lane offers bright and spacious accommodation arranged over two floors. Updated by the current owners in recent years, the property boasts a spacious formal sitting room, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, with the added bonus of direct access to the rear garden via double doors.

This property features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all. Additionally, the property includes a separate office, perfect for those who work from home or require a quiet space to study.

Parking is plentiful with space for numerous vehicles, thanks to the garage and driveway. The location is particularly appealing, as it is close to the heart of the village, allowing residents to enjoy local amenities and the community spirit that Westcott has to offer.

With no onward chain, this property presents an excellent opportunity for buyers seeking a seamless transition into their new home. Whether you are a first-time buyer, a growing family, or looking to downsize, this charming house is likely to meet your needs.



## 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, convenience shops, primary school, the village 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 rated Sorrel.

The area offers some of the County's finest walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill and Headley Heath all on the doorstep. Denbies, the UK's largest vineyard, is set just outside of the town and offers tours, eating and wine tasting experiences and wonderful countryside.

Dorking Mainline and Deepdene railway stations offer services North to London, South to Horsham and the coast, West to Guildford and beyond, and East to Reigate, Redhill & beyond.

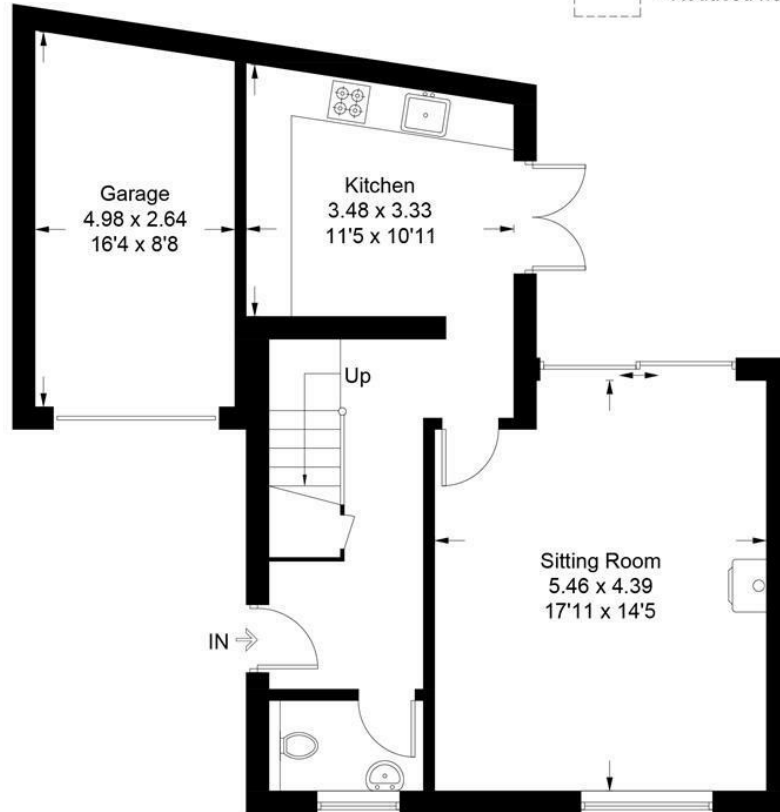
The M25 can be accessed at Junctions 8 and 9, Reigate and Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	C

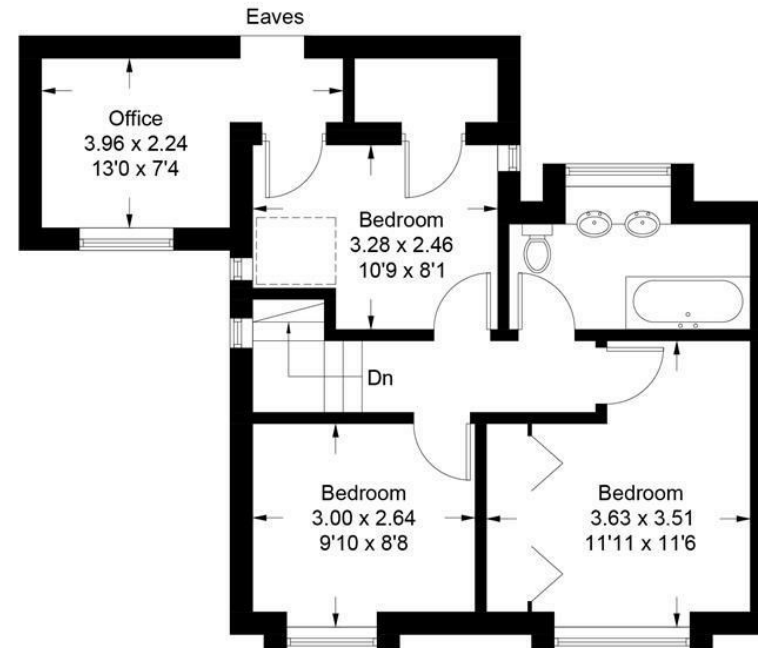
Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 111.9 sq m / 1205 sq ft



 = Reduced headroom below 1.5m / 5'0



**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. (ID1207872)

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