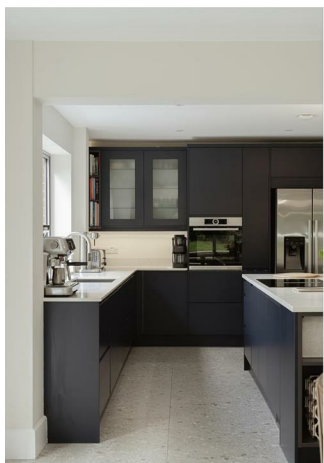




Westcott Heath, Dorking

£5,000 Per Month





“

Blending architectural beauty with advanced sustainability, this home offers rare harmony between modern innovation and rural calm. A sanctuary of light, space, and efficiency, it delivers a lifestyle that feels indulgent today while being thoughtfully prepared for tomorrow.

”



Every window frames a view worth pausing for. Thoughtfully redesigned to maximise natural light and flow, the house extends to almost 2,900 sq. ft., offering both practicality and style across two beautifully finished floors.

At the centre lies a striking open-plan kitchen and dining space, anchored by a full-sized island and fitted with high-spec appliances. Morning coffees unfold as the garden wakes, while evenings move seamlessly onto the terrace for relaxed entertaining.

There's a choice of living areas: a vaulted family room that draws everyone together, a sleek rear lounge with wood burner and doors to the south-facing garden, and a dramatic first-floor reception with vaulted ceiling, inglenook-style fireplace, and wraparound balcony overlooking the Surrey Hills. A quiet study, utility, and gym/store provide day-to-day convenience, while a ground-floor bedroom with adjoining shower room doubles perfectly as guest or multi-purpose space.

Upstairs, the principal suite balances indulgence with calm, complete with fitted wardrobes and a refined en suite. Two further bedrooms, a large family bathroom, and that extraordinary vaulted reception ensure this floor is as practical as it is striking.

Sustainability sits at the core of this home. Features include 21 solar panels generating over 7,500 kWh annually, two Tesla Powerwalls for energy storage, dual air source heat pumps, and a Sunamp thermal battery for instant hot water. Full underfloor heating, efficient radiators, and smart thermostats ensure year-round comfort, complemented by fast EV charging, smart lighting, and automated climate-responsive roof windows.

The gardens are south-facing and carefully landscaped with terraces, raised lawns, and mature planting for privacy. Beyond lies five acres of private wild meadow and ancient copse, complete with chicken coop and beehives — a rare rural escape designed for sustainable living.



Need to know

- Architecturally reimagined home of almost 2,900 sq. ft. with soaring volumes and bespoke finishes
- Striking open-plan kitchen and dining space with full-sized island and high-spec appliances
- Multiple living areas, including vaulted family room and first-floor reception with wraparound balcony
- Principal suite with fitted wardrobes and refined en suite, plus four further versatile bedrooms
- Exceptional eco-credentials with 21 solar panels, dual air source heat pumps, and Tesla Powerwalls
- Smart home technology with climate-responsive roof windows, smart lighting, and EV charging
- Five-acre private meadow and ancient copse with chicken coop and beehives for sustainable living
- South-facing landscaped gardens with terraces, raised lawns, and mature planting for privacy
- EPC: C
- Council Tax: G

Interested?

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Ground Floor

First Floor

Bowcourt Cottage, Westcott Heath, Dorking
Total Area: 266.5 m² ... 2869 ft² (excluding balcony)

FOR ILLUSTRATIVE PURPOSES ONLY:

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 RALPH JAMES