



**Westcott Heath, Dorking**  
£1,800,000





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This is more than just a house – it's a lifestyle. Stylish, efficient, and surrounded by nature, it's a place to put down roots and enjoy the best of Surrey living while knowing your home is ready for the future. This house has been carefully thought out to make the most of its setting. Huge windows frame the countryside while filling each room with natural light, giving the whole place a bright, open feel.

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Bowcourt Cottage is a beautifully reimagined country home that blends character, comfort, and cutting-edge sustainability, all set within five acres of idyllic Surrey countryside. The kitchen and dining space is a real showstopper - with a full-sized island, top-quality appliances, and doors that open straight out to the garden, it's perfect for everything from busy family breakfasts to relaxed evenings with friends. There's plenty of room to spread out with multiple living areas: a vaulted family room, a cosy lounge with a sleek stove, and a first-floor reception with balcony views over the Surrey Hills. Add in a study, gym/store, utility, and a flexible ground-floor bedroom with shower room, and the layout works brilliantly for modern family life. Upstairs, the principal bedroom feels calm and indulgent, with fitted wardrobes and its own en suite. Two more bedrooms, a family bathroom, and that dramatic vaulted reception space complete the floor.

This isn't just a good-looking home, it's incredibly efficient too. Solar panels, Tesla Powerwalls, air source heat pumps, and a Sunamp thermal battery all work together to keep running costs low and comfort levels high. There's underfloor heating, EV charging, smart lighting, and even climate-responsive roof windows, so everything is set up for easy, future-ready living.

Outside, the south-facing gardens have been landscaped with entertaining in mind, while beyond them you'll find around five acres of meadow and ancient copse, complete with beehives and a chicken coop.

This lovely rural location is still close to Dorking's schools, shops, and mainline stations, so London and beyond are always within reach.



## Need to know

- Architecturally redesigned home of nearly 2,900 sq. ft. with stunning countryside views
- Striking open-plan kitchen/dining room with full-sized island, high-spec appliances, and garden access
- Multiple reception spaces including vaulted family room and first-floor lounge with wraparound balcony
- Principal bedroom with fitted wardrobes and private en suite
- Flexible ground-floor bedroom with adjoining shower room — ideal for guests or multi-use space
- South-facing landscaped gardens with terraces, raised lawns, and mature planting
- Around five acres of private wild meadow and ancient copse with beehives and chicken coop
- Smart eco-features including solar panels, Tesla Powerwalls, and dual air source heat pumps
- Underfloor heating, EV charging, smart lighting, and climate-responsive roof windows throughout
- Close to Dorking schools, shops, and mainline stations for London access



## Interested?

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Bowcourt Cottage, Westcott Heath, Dorking

Total Area: 266.5 m<sup>2</sup> ... 2869 ft<sup>2</sup> (excluding balcony)

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