

The Pound Cottage, Dorking, Surrey



A fabulous village house modernised and extended to provide superb accommodation.

Summary of accommodation

Ground Floor - Hall | Sitting room | Kitchen/dining room | Sun room
Utility room | Living room

First Floor - Principal bedroom suite with shower room
Three further bedrooms | Two further bath/shower rooms

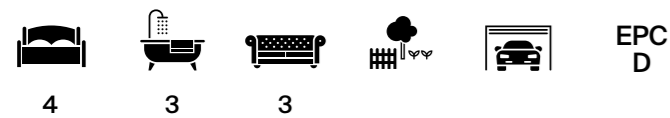
Garden and grounds - Walled garden | Drive | Garage and parking area

Distances

Dorking 2.6 miles (London Waterloo from 46 mins, London Victoria from 60 mins),
Guildford 10.5 miles, Cranleigh 10.8 miles, Horsham 14.8 miles

Airports: London Heathrow 27 miles, London Gatwick 15 miles

(Distances and times approximate)



Location

The Pound Cottage is positioned in the desirable village of Westcott which is conveniently located in The Surrey Hills Area of Outstanding Natural Beauty, just to the west of Dorking which provides a broad range of shopping services for everyday needs.

The larger regional centres of Guildford and Horsham offer a wider range of shopping, business, cultural and recreational services. Communications are superb, with the A24 being about 2 miles away, providing direct access to London, Heathrow, the M25 and the national motorway network.

There is a fast train service from Dorking direct to London Victoria or Waterloo. The area is renowned for its country pursuits with racing at Sandown, Epsom and Kempton, hunting with the Surrey Union and with polo at Cowdray Park and Hurtwood Park. Golf can be played at Beaverbrook in Leatherhead, Betchworth in Dorking, Wentworth in Virginia Water and Walton Heath in Walton on the Hill.

There are a number of excellent schools in the area including The Duke of Kent at Ewhurst, St Johns School at Leatherhead, Charterhouse at Godalming, St Catherine's at Bramley, Cranleigh, Amesbury at Hindhead, St Edward's at Witley, Bedales at Petersfield, Cranmore at Horsley and Wellington College which has a direct train link from Dorking Deepdene.



The Pound Cottage

The Pound Cottage is a charming family home that has been extended and modernised by the current owners to provide a series of superb spaces on the ground floor including formal reception rooms and family-based kitchen/breakfast room with a superb orangery style dining room, leading to the living room.

On the first floor, in addition to the generous principal bedroom suite, there are three further charming bedrooms and two bath/shower rooms.





Outbuildings

Beyond the walled garden is a garage.

Garden

Primarily laid to lawn and interspersed with specimen fruit trees and shrubs is a delightful walled garden. To the front of the house is a parking and turning area paved with granite sets. To the rear of the house are spaces for two more cars in front of the garage.

Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority & Council Tax Band: Mole Valley District Council band G

Energy Performance Certificate Rating: Band D

Directions (Postcode: RH4 3NU)

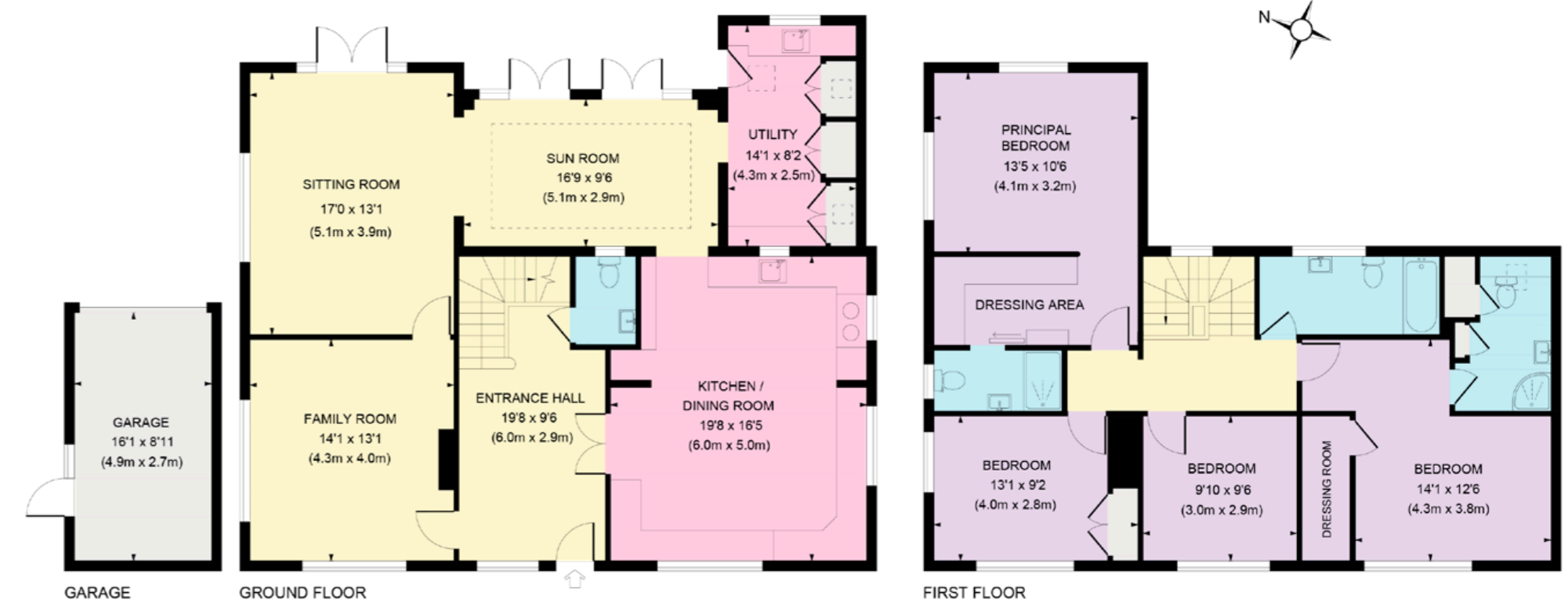
From Guildford following the A25 towards Dorking. Follow this road through the villages of Gomshall, Abinger Hammer and Wootton into Westcott. At the village green, turn left into Westcott Street. At the 'T' junction turn left and then immediately right. Across the road The Pound Cottage will be found directly ahead.

Viewings

All viewings strictly by appointment only through the vendor's sole selling agent, Knight Frank LLP.

Approximate Gross Internal Floor Area

2,339 sq. ft / 217.3 sq. m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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