



**The Pound Cottage, Westcott Street, Westcott
Surrey RH4 3NU
Price £1,350,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

A light, spacious & very well presented 4 double bed detached family home with a good size garden, garage & extensive off-street parking overlooking the village green in Westcott. Ground floor accommodation comprises an entrance hall with wc, double doors lead into a 20ft kitchen/breakfast room with an extensive range of units to include display units with lighting, integrated appliances, an Aga, a butler sink, large window seat & ample space for table & chairs. An archway leads through to a dining room/orangery with large roof lantern & 2 sets of double doors leading out to the garden. A sliding door leads to a very large utility room which offers extensive floor to ceiling storage along the main wall, as well as further low level units & a butler sink overlooking the garden, with 2 skylights above & a stable door leading to the garden. A large archway from the other side of the orangery leads into the sitting room, which has double doors leading to the garden, This in turn leads into a dual aspect family room with feature fireplace & a return door to the entrance hall. Upstairs the principal bedroom suite includes a dual aspect bedroom, extensive dressing room & a well fitted ensuite shower room with large walk-in shower. There is also a guest bedroom suite with walk-in dressing room & a shower room with corner shower cubicle & skylight, a 3rd dual aspect double bedroom with fitted wardrobes, a 4th small double/large single bedroom & a family bathroom. This attractive brick built property benefits from wood cladding on the first floor, character features combined with modern facilities & a classic layout internally, & a small historic "pound" area to the front of the property. Outside, a driveway provides access through the grass verge to the front of the property through double wrought iron gates into the walled front garden. This offers an area of off-street parking for several cars. A gate to the side of the property leads through to the walled & beautifully landscaped side & rear gardens which are mainly laid to lawn with mature trees, shrubs & flower borders & an extensive paved patio to the rear of the property. A pathway leads through the garden to a gate to the rear, which provides access to the garage & further parking (to the front of the garage). There is also a pedestrian gate from that area providing direct access to a large recreation ground. Set well back from the road, this fantastic home is situated within a short walk of the village shops, pub & other facilities, within circa 3 miles of Dorking. Must be seen !

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Proceed along the A25 eastbound towards Dorking. Continue for just over 4 miles through Gomshall, Abinger Hammer & Wotton into Westcott. Turn left immediately before the village green into Westcott Street up to the T-junction, where you will find The Pound Cottage in front of you (please continue straight over into The Pound, parking on your right in front of the first garage on your right for viewings).

Situation :

Located within a minute's walk of Westcott village, which offers a selection of facilities to include a church, pub, a bakery/general store & other local shops, as well as a local regarded primary school. This sought after village, on the edge of the Surrey Hills provides easy access to numerous highly regarded local schools, an abundance of walks, bike rides, country pubs, restaurants & cafes as well as Dorking (approx. 2-3 miles with mainline station), Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax - Mole Valley Council - Band G - £3850.45 per annum (2024-25)

All Mains Services

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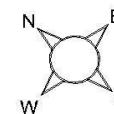
RECREATION FIELD TO REAR



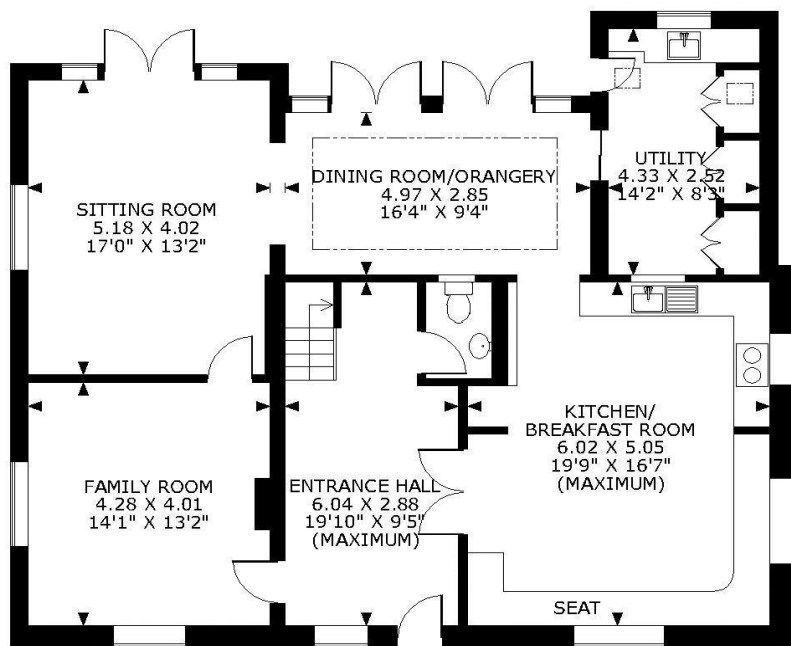
Please call 01483 205150 to arrange a viewing

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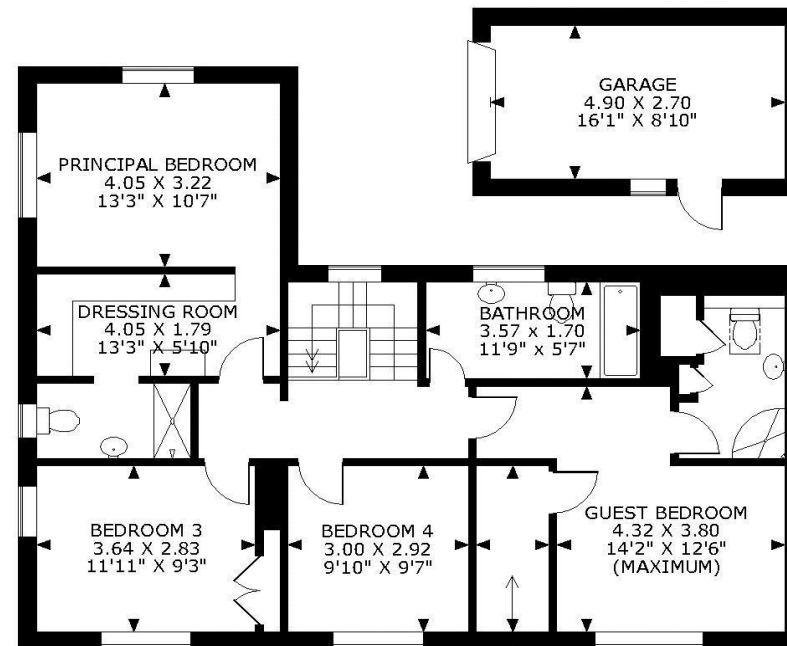
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1248 SQ FT/116 SQ M
FIRST FLOOR = 951 SQ FT/88 SQ M
TOTAL = 2199 SQ FT/204 SQ M
GARAGE = 142 SQ FT/13 SQ M



NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR



FIRST FLOOR

WALK-IN
DRESSING ROOM
2.90 X 1.21
9'6" X 4'0"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm