



The Rookery, Westcott

Guide Price £595,000

EPC Rating '69'

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- ENSUITE SHOWER ROOM
- BALCONY WITH VIEWS
- LOW MAINTENANCE FRONT & REAR GARDENS
- TRANQUIL PRIVATE SETTING
- DOUBLE GARAGE IN BLOCK
- OVER 1,500 SQ FT TOTAL
- LOCATED ON THE EDGE OF WESTCOTT VILLAGE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



This beautifully presented three double bedroom home in Westcott is one of just ten homes built during the early 1970's on the site of an old country house and features a pretty rear garden and private double garage.

The property, being located towards the end of a private drive, enjoys the benefit of front and rear gardens that directly adjoin open countryside and woodland, creating a wonderfully un-spoilt and quiet location. Situated in an area of outstanding natural beauty just a few moments away from everything the pretty village of Westcott has to offer including local shops, public houses, and primary school.

The entrance hall is the starting point of the accommodation and provides access to all the rooms on the ground floor as well as the stairs leading to the first floor. One of the standout features of the property is the spacious 17'6ft x 15'1ft front aspect living room, which features an electric fireplace and a floor-to-ceiling bow window, taking full advantage of the views. Adjacent to the kitchen is a bright dining room and would lend itself to be opened up into a more open plan design. The kitchen itself is fitted with contemporary floor-to-ceiling units, complemented by ample worktops and space for all the expected appliances. A rear door opens directly onto the garden allowing natural light to flood in. The ground floor is completed by a useful cloakroom.

Moving up to the first floor, a spacious landing provides ample room to be used as a study area, as well as access to all the bedrooms and the part-boarded loft. The master bedroom is an impressive 15'7ft x 12'4ft and features built-in wardrobes, a balcony with stunning views and an ensuite bathroom fitted with a modern white suite. Bedrooms two and three are also spacious doubles with built in storage, providing plenty of room for family or guests. The family bathroom has been fitted with a modern white suite and neutral wall tiles, completing the accommodation on the first floor.

Outside

The property is situated towards the end of a private drive, providing a peaceful and secluded location. It benefits from direct access to open countryside and woodland, adding to its tranquil setting. The front of the property features an open garden mainly laid to lawn, with a path leading up to the front door.

The rear garden has been thoughtfully designed for low maintenance, offering a combination of lawn, well-stocked flower beds, and an extensive patio area. This outdoor space provides the perfect setting for outdoor dining or entertaining during the warmer months, making it a great space for socializing and relaxation.

Double Garage 18ft x 14'3ft

Located in a block at the rear.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The internet is a FTTC connection.

Location

The Rookery is situated on the edge of some of Surrey's finest and unspoilt countryside. The pretty village of Westcott provides a small selection of shops, village pub, highly regarded school, doctor's surgery, and a village church. For more comprehensive facilities the town of Dorking lies within proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside including The Nowar, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by



The Rookery, RH4

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft
 Garage = 23.9 sq m / 257 sq ft
 Store = 0.2 sq m / 2 sq ft
 Total = 144.9 sq m / 1559 sq ft

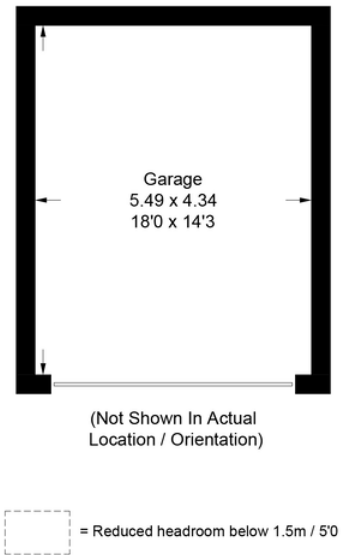
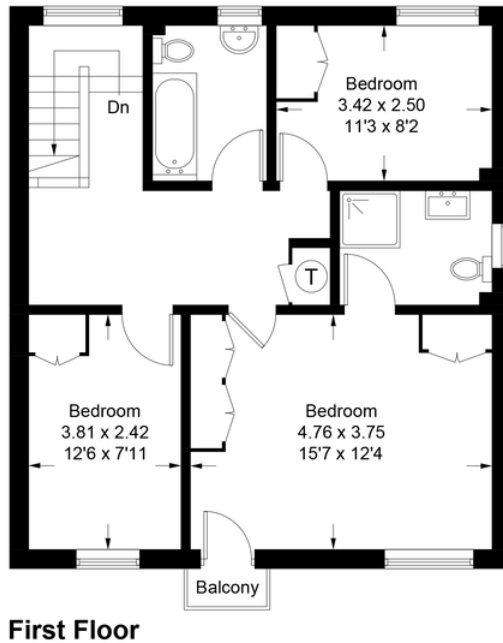
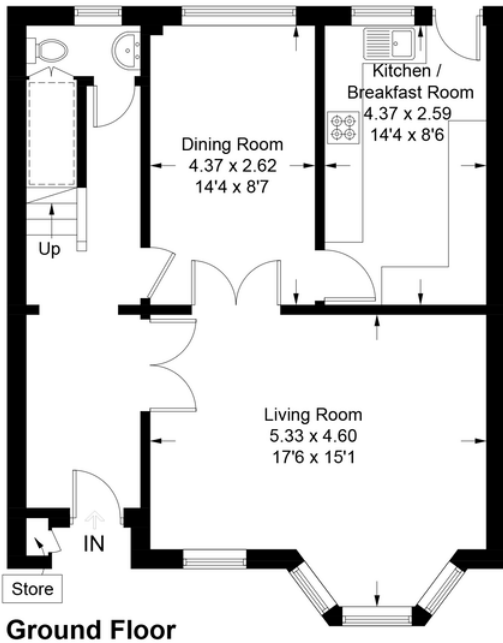


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID952188)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements