



## The Paddock

Westcott, Dorking

**OIEO £1,000,000**

### Property Features

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- FOUR BEDROOMS
- 27FT LIVING ROOM & FAMILY ROOM
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- LARGE PRIVATE ESTABLISHED GARDENS
- UTILITY AND SHOWER ROOM
- FLEXIBLE LAYOUT
- BRIGHT AND SPACIOUS ACCOMMODATION
- FAMILY BATHROOM
- STUNNING VIEWS
- A SHORT WALK TO ALL OF WESTCOTT'S AMENITIES



# Full Description

A beautiful four-bedroom, detached family residence presented to a very high standard, offering contemporary and versatile accommodation. Recently renovated to an exceptional standard, this property boasts generous proportions, mature gardens, and a private driveway accommodating multiple vehicles. Situated in a quiet cul de sac within the desirable village of Westcott, it offers convenient access to local amenities and panoramic views of Ranmore.

Upon entering the property you are greeted by the entrance hall, leading to the impressive 27ft living room boasting triple aspects overlooking the meticulously manicured gardens. An attractive feature fireplace with a log burner adds charm, while wooden parquet flooring enhances warmth and character. Positioned at the front, the family room offers versatility and could serve as an ideal home office. Flooded with natural light through its large bay window, this room is a delightful space for the entire family to enjoy. Connecting seamlessly is the open plan kitchen/dining room, designed as the heart of the home. It showcases a comprehensive array of shaker style units, complemented by Quartz work surfaces, integrated dishwasher and space for freestanding appliances. Patio doors lead out to the garden, offering serene views. Adjacent is the utility/shower room, cleverly fitted with a large cupboard for laundry appliances, a spacious shower, modern vanity unit, and heated towel rail. Completing the downstairs layout is the fourth bedroom featuring built-in wardrobes and views of the charming garden.

Ascending the stairs to the first floor landing the main bedroom impresses with its generous proportions, double built-in wardrobes and original wooden flooring. There are two further bedrooms all of which are served by a family bathroom, fitted with a three-piece white suite, bath and hand-held shower and heated towel rail.

## Outside

The grounds are a particular feature of this property with a generous shingled driveway which would accommodate several cars to the front along with an area of lawn all bordered by mature hedges to create privacy. To the rear there is a substantial decked terrace which flows directly from the kitchen making a wonderful seating and entertaining area. The manicured garden is mostly laid to lawn, bordered by mature shrubs, hedges and trees, which offer excellent seclusion whilst also providing far reaching views out to Ranmore. There is a second area of decking as well as two storage sheds, providing ideal storage for garden tools. In all, the grounds extend to about 0.2 of an acre.

## Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The property has a broadband connection.

**IMPORTANT NOTE:** The Paddock is a private road, and residents contribute £100 per year towards its maintenance and upkeep.

## Location

The Paddock is located in Westcott and surrounded by some of Surrey's finest and unspoilt countryside. Within the village of Westcott are a small selection of shops, village pub, school, doctor's surgery and village church. The town of Dorking lies within proximity and provides additional shopping, recreational and schools, together with a mainline station (direct to London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded and recognised as an area of outstanding natural beauty, providing easy access to country paths and cycle routes.

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

**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



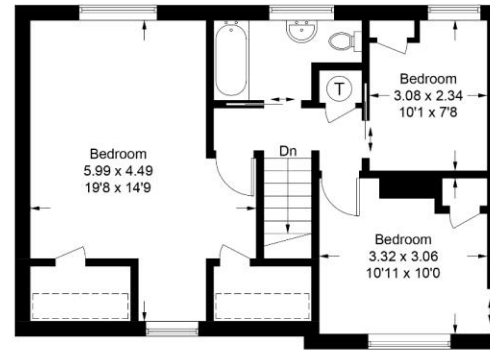
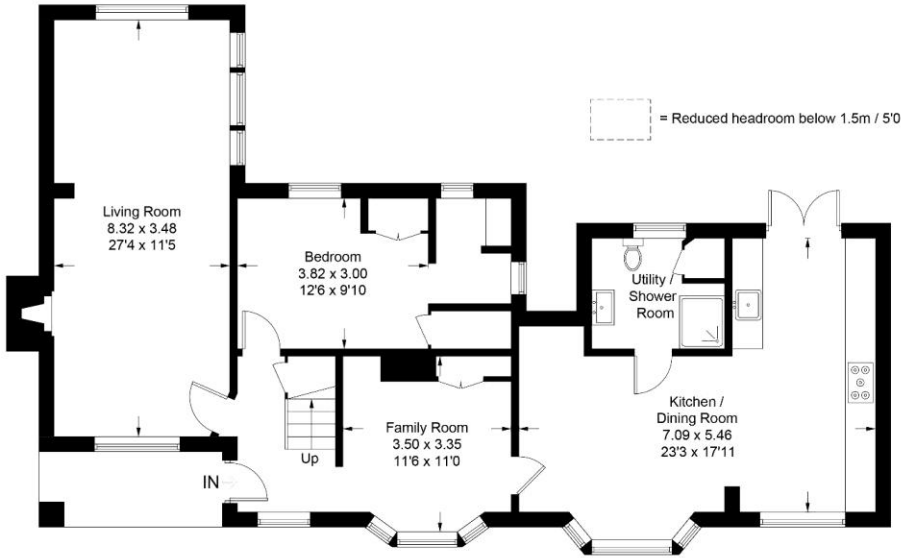






# The Paddock, RH4

Approximate Gross Internal Area = 156.7 sq m / 1686 sq ft  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 2.2 sq m / 24 sq ft  
 Total = 158.9 sq m / 1710 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1062431)

**CONTACT**

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

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**COUNCIL TAX BAND**

G

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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