



Chapel Lane, Westcott

Guide Price £625,000

EPC Rating '62'

- THREE BEDROOM PERIOD HOME
- SEMI DETACHED
- KITCHEN
- THREE RECEPTION ROOMS
- OPPORTUNITY TO MODERNISE THROUGHOUT
- LARGE WORKSHOP AND OUTBUILDINGS
- VIEWS OUT TO RANMORE
- DRIVEWAY PARKING
- WALKING DISTANCE TO VILLAGE AMENITIES
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



NO ONWARD CHAIN A truly exciting opportunity to purchase this quaint and traditional, semi-detached cottage, bursting with character and coming to the market for the first time in more than 70 years. Offering cosy and versatile living, three bedrooms and three large outbuildings, this charming cottage offers a harmonious blend of period and timeless charm whilst being conveniently located in the heart of Westcott Village.

As you enter the property, you are welcomed into a bright entrance hall which sets the tone for the property's homely feel which extends throughout the cottage. There are two well-proportioned reception rooms which offer the new owners versatility, both of which include feature fireplaces with gas fires as well as plenty of space for your furniture. The front aspect kitchen impresses with high ceilings and original sash windows, a nod to the property's history and creates a real sense of character. Fitted with traditional cabinets, complemented by ample worktop space which wraps round creating a convenient breakfast bar there is also a gas cooker and space for freestanding appliances. The utility room seamlessly connects to the kitchen, adding to its functionality and includes a floor to ceiling larder as well as a downstairs bathroom and additional wall cabinets for added storage. From here a door leads out to the conservatory, which is a fantastic addition to the property, allowing the views of the garden to be fully appreciated and a room which can be enjoyed all year round.

Stairs rise to the first floor where there are three bedrooms the main bedroom of which includes a Sash window, brick exposed fireplace and wall to wall built-in storage. Bedroom two is a well-proportioned single which has been cleverly designed to include a built-in wardrobe as well as an en-suite shower room. A door leads through into bedroom three which is a wonderfully bright space and includes built-in wardrobes and a wonderful dual aspect over the garden and out to Ranmore.

Outside

The front aspect garden is one of the many features to this property. To the side of the garden there is a gated driveway providing parking for a single car. The enclosed garden enjoys West facing position, which offers breath taking, panoramic views across Ranmore. The garden is mostly laid to lawn across two levels and features beautiful borders, a nature pond and rockery, providing a serene atmosphere. Hidden within the grass is an old air raid shelter, providing an incredible piece of history in your garden!

Outbuildings

Outside there are numerous outbuildings including a 19ft x 17ft workshop with power and lighting as well as two further storage sheds, ideal for garden essentials. The property also benefits from two other substantial sheds which also benefit from power and lighting.

Location

The White House 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 2HD.

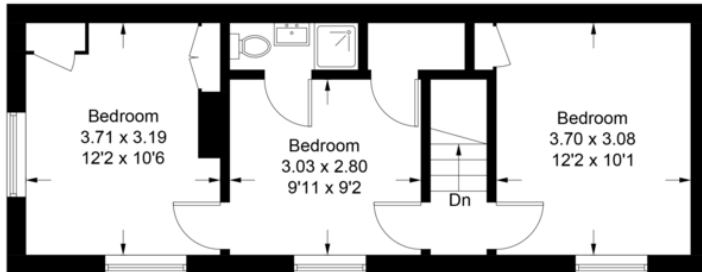
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

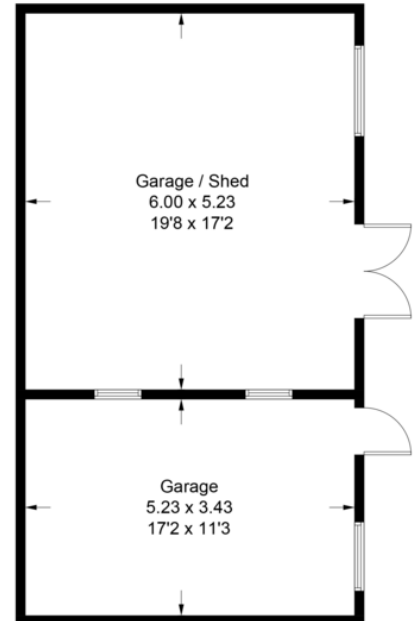


Chapel Lane, RH4

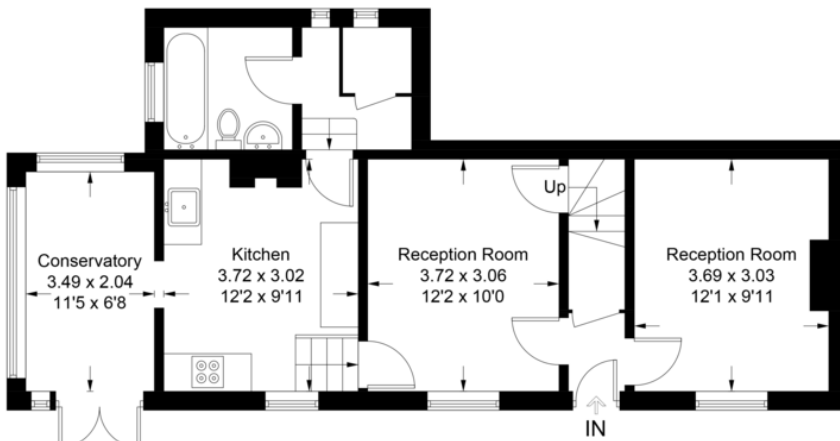
Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft
 Outbuilding = 50.4 sq m / 542 sq ft
 Total = 145.1 sq m / 1561 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground 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. (ID1099931)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
 sales@seymours-dorking.co.uk
 01306 776674

