



St Johns Road, Westcott

Guide Price £425,000

EPC Rating 'TBC'

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- LIVING/DINING ROOM WITH LOG BURNER
- CONTEMPORARY FINISH THROUGHOUT
- LARGE REAR GARDEN WITH DETACHED GARDEN OFFICE
- DOWNSTAIRS BATHROOM
- POTENTIAL TO EXTEND STPP
- LARGE PRIMARY BEDROOM
- SHORT WALK TO WESTCOTT VILLAGE AMENITIES
- PLENTY OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A beautifully presented and extended, two double bedroom semi-detached home offering the perfect balance of period features and contemporary style, benefitting from a delightful rear garden with detached home office. Located on a popular road in Westcott close to all of the village amenities and stunning open countryside with the potential to extend on the first floor (STPP).

The accommodation opens into the inviting open-plan living and dining room, which exudes a wonderfully cosy and homely atmosphere. The living area is situated at the front, with space for comfortable seating centred around a charming fireplace with a working log burner. The dining area is conveniently located adjacent to the kitchen, with room for a family-sized table and chairs, and provides access to the stairs. Wooden flooring flows through both spaces, enhancing the warmth and character of the room. A step leads down to the bright and sunny kitchen extension, which has been expanded the side to create a stylish and functional space, featuring a range of cabinets, wooden worktops and room for the usual appliances. A side door opens into the garden and another doorway leads through to the family bathroom, fitted with a white suite, including a bath with an overhead shower, and a separate w/c.

Upstairs, the first floor offers a generously sized primary bedroom, complete with two built-in wardrobes and plenty of space for additional furniture. The second bedroom is another spacious double with lovely views over the garden. There is also access to the boarded loft, which is equipped with a drop-down ladder, power and lighting.

Outside

The front features an attractive enclosed area with raised beds and a step leading up to the front door. A path leads around the side to an enclosed rear garden, which is of a generous size and includes a patio area accessed directly from the house. Steps lead down to a lawned area, complemented by several feature beds and borders. At the rear, there is a detached garden studio with power and lighting, which has been internally divided to provide a home office and a separate general storage area.

Council Tax & Utilities

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

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, within the village of Westcott recently voted one of the prettiest villages in Surrey by the Telegraph. The village provides a small selection of shops, village pub, school, doctor's surgery and village church. For more comprehensive facilities the town of Dorking lies within close 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 the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

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

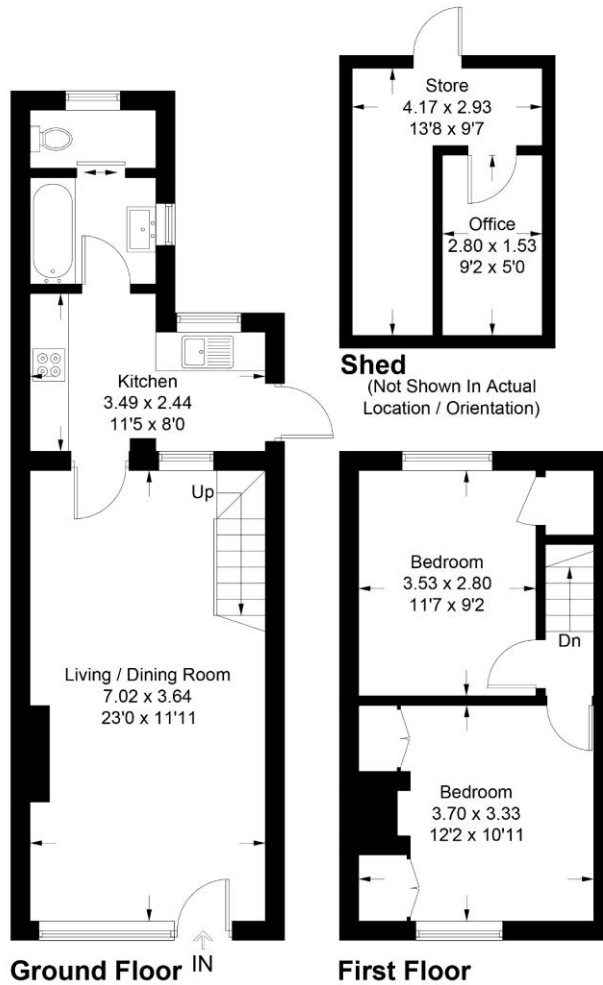
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



St. Johns Road, RH4

Approximate Gross Internal Area = 65.9 sq m / 709 sq ft
Office / Store = 12.2 sq m / 131 sq ft
Total = 78.1 sq m / 840 sq ft



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. (ID1137886)

EPC TO BE CONFIRMED

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
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RH4 2HD

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