



Parsonage Lane, Westcott

- NO ONWARD CHAIN
- THREE BEDROOMS & BONUS OFFICE SPACE
- 18X14 FT LIVING/DINING ROOM WITH LOG BURNER
- DOWNSTAIRS CLOAKROOM
- PRIVATE COURTYARD GARDEN
- CONTEMPORARY KITCHEN
- DRIVEWAY PARKING & SINGLE GARAGE
- SEMI-RURAL WESTCOTT VILLAGE LOCATION

Guide Price £525,000

EPC Rating '64'

- IMMACULATLY PRESENTED THROUGHTOUT
- PLANNING PERMISSION TO EXTEND ON THE FIRST FLOOR



NO ONWARD CHAIN An immaculately presented, three-bedroom detached home that seamlessly blends modern comfort with stylish design. Boasting spacious interiors and a prime location within the thriving village of Westcott village and its amenities, this home offers driveway parking, a private south-facing garden, and the permission granted for a first-floor extension. (Application reference: MO/2022/1719).

This wonderful home welcomes you with a bright and inviting entrance hall, thoughtfully designed with ample understairs storage for coats and shoes, with space for additional storage if needed. The rear-aspect kitchen is an inviting space, offering contemporary cabinetry, generous worktop space and integrated appliances, including a large gas range cooker. Patio doors span one side of the kitchen, providing pretty views of the private courtyard garden while flooding the space with natural light. Next is the impressive 18'4" x 14'5" front aspect living/dining room which is an ideal space for entertaining. A cosy log burner adds warmth and ambiance to the living area, which has plenty of room for comfortable seating whilst the dining space is positioned next to the wall-to-wall patio doors, creating a seamless connection to the outdoor space. Stylish luxury vinyl tiling throughout enhances the practicality and aesthetics of this versatile space. A large downstairs cloakroom off the hallway completes the ground floor accommodation.

Upstairs, the landing leads to three bedrooms, the family bathroom and access to the loft. The primary bedroom offers twin built-in wardrobes and charming views across Westcott. The second bedroom is a well-proportioned double, while the third bedroom is a single with its own storage closet. This room also provides access to a separate study, which is perfect for remote working or could serve as a walk-in wardrobe. Additional eaves storage runs along the length of the room. Approved planning permissions allow for further extension, enabling the creation of a larger bedroom suite over the existing garage and kitchen.

At the front, mature hedges provide privacy from the road, and there is off-road parking for three cars in addition to a single garage equipped with electric up-and-over doors, power, and lighting. A side path leads to the house and a secure gate providing access to the rear garden. The south-facing rear garden has been thoughtfully landscaped for low maintenance and offers complete privacy. With two separate seating areas, it's perfect for outdoor dining or entertaining friends and family. The garden connects seamlessly to the home through patio doors in both the kitchen and dining room, making it a natural extension of the living space. The family bathroom has been fitted with a modern white suite, twin sinks and a bath with overhead shower, finished with contemporary and neutral tiling.

This property represents an outstanding opportunity to enjoy modern living in a picturesque village location, with potential for future enhancements to suit your family's needs.

Council Tax & Utilities

The council tax band is F. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Parsonage Lane is situated within the pretty village of Westcott, a semi-rural village nestled in a valley at the foot of the steep slopes of Ranmore and the North Downs in the Surrey Hills, considered to be an area of Outstanding Natural Beauty and recently voted one of the ten prettiest villages in Surrey by the Telegraph. There is strong sense of local community within the village with excellent facilities including a village shop, convenience store, doctor's surgery and public house. There is a primary school (age 4-11) as well as good state and independent schools for all ages within a two-mile radius. For more comprehensive facilities the town of Dorking lies within close proximity (1.8 miles) providing good shopping, recreational and educational facilities together with mainline stations offering direct lines to Waterloo and Victoria in under 1 hour. In addition, there are easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports as well as London City centre. The general area around Westcott is highly regarded for its outstanding countryside including 'The Nower', 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.

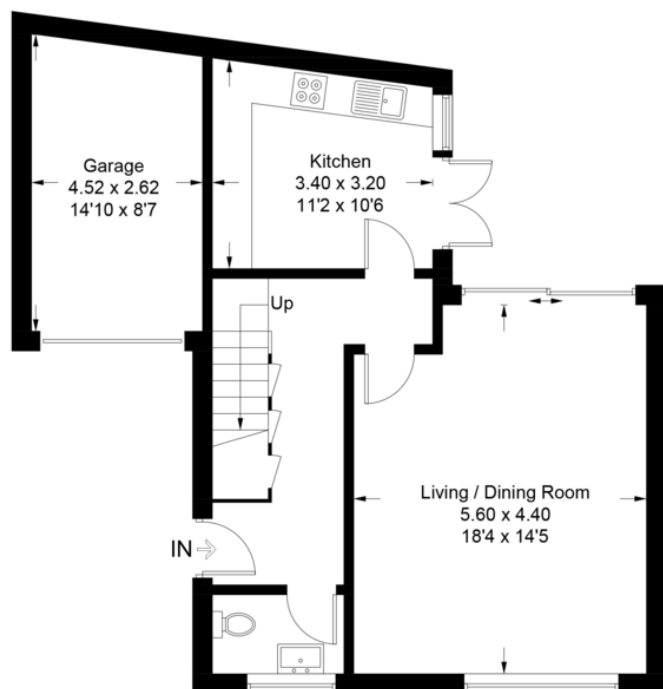
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.

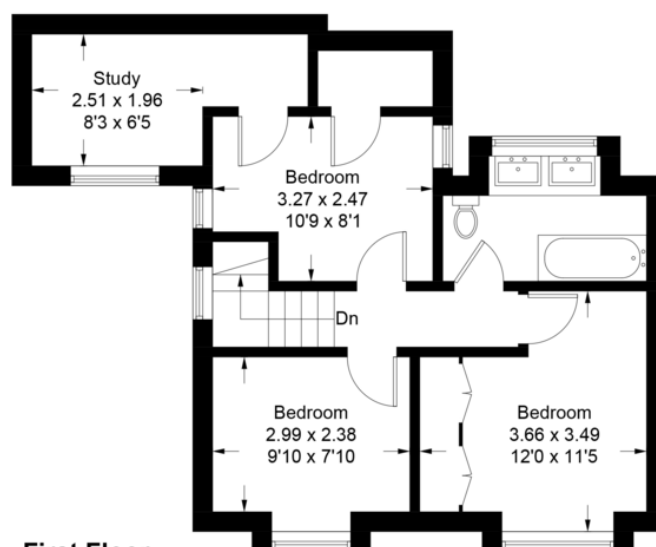


Westcott Mews RH3

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 107.6 sq m / 1158 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. (ID1161770)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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

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



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.