



Broomfield Park

Westcott, Dorking,

Guide Price £910,000

Property Features

- THREE DOUBLE BEDROOMS
- WONDERFUL LARGE REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
- FLEXIBLE LAYOUT
- POTENTIAL TO UPDATE & EXTEND STPP
- SOUGHT-AFTER CUL DE SAC WITHIN WESTCOTT
- 26FT SITTING ROOM
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- 2210 SQ FT IN TOTAL
- SHORT DRIVE TO DORKING & GUILDFORD



Full Description

NO ONWARD CHAIN Nestled in a peaceful and sought-after location in the pretty village of Westcott, this delightful property offers over 2200 sq ft of generous living spaces with characterful features throughout. Boasting three bedrooms, generous front and rear gardens, double garage all within walking distance to the village amenities the property also offers potential for modernisation and extending STPP.

The property begins in a spacious entrance hall which sets the tone for the rest of the property. A large closet offers convenient storage for coats and shoes and leads to all key rooms. The central living room is an impressive 26'10 x 16'8ft, flooded with natural light from the large, dual aspect picture windows, which provide wonderful views over the front and rear gardens. Elegant period details, such as the ornate fireplace with a marble surround and classic corning, add a warmth and timeless charm to this wonderful space. The bright and airy conservatory provides the perfect setting to relax and unwind while enjoying panoramic views of the mature, landscaped garden. With direct access to the outdoor terrace, it seamlessly blends indoor and outdoor living, ideal for entertaining family and friends. A versatile third reception room currently serves as the family dining area, with plenty of space for a large table and chairs and additional furniture. The practical and traditional kitchen sits at the front of the property with a range of base and eye level units, integrated appliances and ample worktop space. A breakfast bar provides an ideal spot for casual meals with room for a table and chairs within the bay window nook if desired. A separate utility room houses the laundry appliances and has a door which leads out to the side of the property. Across the hallway are three double bedrooms and the family bathroom. The main bedroom features built-in wardrobes to maximise the space as well as a large ensuite with a bathtub and separate shower cubical. The bedroom also enjoys a peaceful position at the rear of the property overlooking the wonderful garden. Bedrooms two and three are well proportioned double bedrooms each with fitted wardrobes. Servicing these rooms is the family bathroom complete with a three-piece suite including a shower and heated towel rail.

Outside
To the front of the property, a spacious driveway provides ample parking for several vehicles and leads directly to a double garage and round the side of the property. The front also boasts expansive manicured lawns, complemented by a variety of shrubs and mature planting that offer excellent privacy from neighbouring properties. The rear garden is a true highlight of the home, beautifully maintained over the years. It features a large, tiered pond adorned with an array of water plants, creating an ideal haven for local wildlife. A generous lawn area is bordered by impressive specimen trees and mature shrubs, offering both tranquility and seclusion.

Double garage – 19'2 x 18'8ft
The double garage has side access with both power and lighting.

Council Tax & Utilities
The council tax band is G. The property is connected to mains gas, electricity and drainage. The property features an ADSL internet connection.

Location
Broomfield Park 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 close proximity and provides good shopping, recreational and educational facilities together with a mainline station (Waterloo and 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.

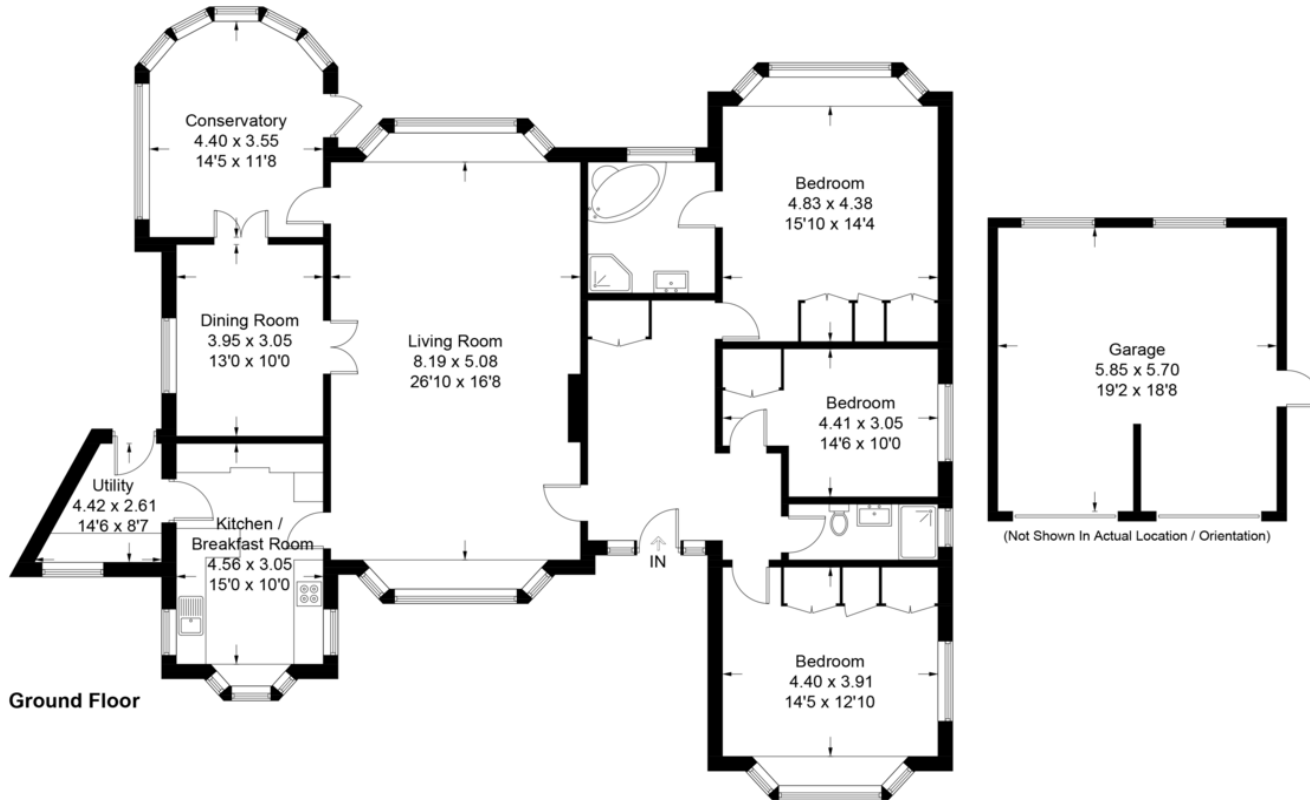
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures





Broomfield Park, RH4

Approximate Gross Internal Area = 172.1 sq m / 1852 sq ft
Garage = 33.3 sq m / 358 sq ft
Total = 205.4 sq m / 2210 sq ft



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. (ID1195286)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY
Mole Valley District Council

CONTACT

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