



## Rookery Hill Farm, Rookery Drive

Westcott

**Guide Price £650,000**

### Property Features

- BEAUTIFULLY PRESENTED FOUR BEDROOM BARN CONVERSION
- NO ONWARD CHAIN
- 21FT LIVING/DINING ROOM
- TRANQUIL RURAL SETTING ON THE EDGE OF WESTCOTT VILLAGE
- 35FT LOFT WITH POTENTIAL TO CONVERT STPP
- MODERN KITCHEN WITH SEPARATE UTILITY ROOM
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- ALLOCATED PARKING FOR THREE CARS
- FAMILY BATHROOM & DOWNSTAIRS W/C
- LANDSCAPED GARDEN



# Full Description

**\*NO ONWARD CHAIN\*** Nestled in the peaceful, semi-rural surroundings of Rookery Hill Farm, this beautifully presented four-bedroom barn conversion combines modern living with charming character features. Offering three allocated parking spaces and a generous enclosed garden, the home is perfect for families or those seeking a tranquil countryside lifestyle with easy access to local amenities.

As you enter through the welcoming front garden, you're greeted by a spacious open-plan kitchen/dining room designed with both style and practicality in mind. Contemporary cabinetry, ample worktop space and integrated appliances create a functional yet modern kitchen, with space for a dining table positioned to enjoy the lovely garden views. Leading off the kitchen is a useful utility room which houses laundry appliances and also features a sink and additional storage cupboards. The bright and airy living room is rich in character, featuring original wooden beams, wooden flooring, and neutral décor. With generous proportions and peaceful views of the front garden, it offers a warm and inviting setting for entertaining and relaxing. Completing the ground floor is a convenient downstairs W/C.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom enjoys stunning views and benefits from a stylish en-suite shower room. The remaining three bedrooms each offer space for freestanding furniture and picturesque elevated views. A modern family bathroom includes a white suite with a bathtub and overhead shower. The 35ft loft provides excellent additional storage and potential for conversion (subject to planning permission).

## Outside

The home is set behind a charming red brick wall with a picket fence wrapping round the house. The garden is laid to lawn and offers lovely views of the surrounding countryside. Three allocated parking spaces are conveniently located adjacent to the property.

## Council Tax & Utilities

The council tax band is E. The property is connected to mains water, drainage and electricity. The broadband is a FTTC connection. The property also benefits from a solar panel on the front of the property which heats the hot water.

## Location

Rookery Drive is situated in Westcott, recently voted one of the ten prettiest villages in Surrey by the Telegraph, 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 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 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 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.





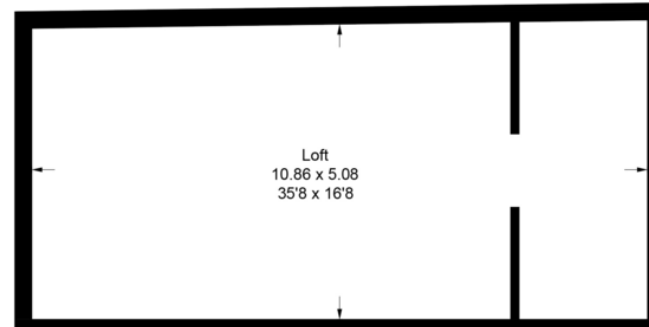


## The Stables, RH4

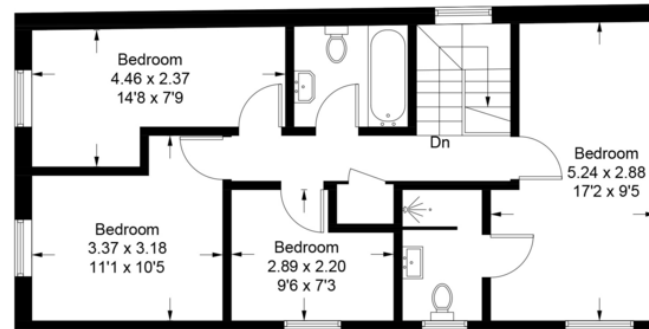
Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft

Loft = 55.9 sq m / 602 sq ft

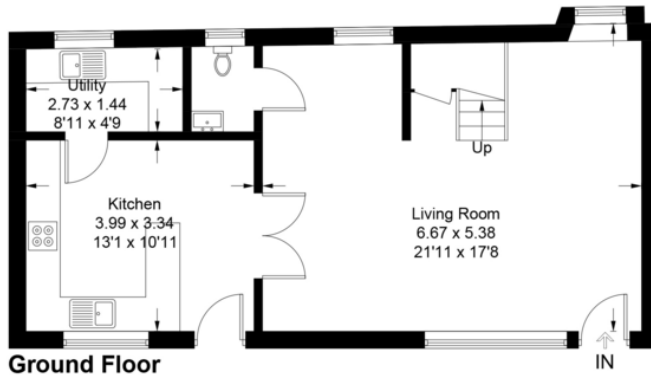
Total = 167.1 sq m / 1799 sq ft



Loft



First Floor



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. (ID1218137)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

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