



Guildford Road, Westcott

OIEO £650,000

EPC Rating '84'

- *NO ONWARD CHAIN*
- TWO DOUBLE BEDROOMS
- VIEWS TOWARDS RANMORE
- TWO PARKING SPACES
- LANDSCAPED GARDEN
- 23'4 ft STUNNING KITCHEN/DINING/LIVING ROOM
- EN SUITE TO THE MASTER BEDROOM
- CLOSE TO EVERYTHING WESTCOTT VILLAGE OFFERS
- CLOSE TO STUNNING COUNTRYSIDE WALKS



NO ONWARD CHAIN An exciting opportunity to purchase this unique and thoughtfully designed, brand new detached property with private landscaped garden and parking. Situated at the rear of an exclusive collection of newly built and converted homes in the centre of Westcott, within walking distance of everything the lovely village has to offer including beautiful open countryside.

Access to the property is gained through the low maintenance garden. The stunning 23'4ft kitchen/diner/living room is a beautiful room and has been designed to offer a real 'wow factor' with an impressive, vaulted ceiling, bespoke windows, bi-folding doors and engineered wood flooring. The stunning open-plan kitchen has been fitted with a modern range of base and eye level cabinetry, complemented by granite worktops and a selection of fitted appliances, including dishwasher, fridge/freezer. The hallway has a great sized utility cupboard which houses the new gas boiler and plumbing for washing machine. The master bedroom is an impressive size with large windows with views towards Ranmore and a stylish ensuite shower room. Bedroom two is also an impressive size with large windows overlooking the garden. Finishing the accommodation is a stylish bathroom with contemporary white suite.

PLEASE NOTE: THESE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN

Outside

The property also comes with two covered parking spaces and storage area. A staircase leads up to the property. The delightful, landscaped garden wraps around the property and there is a large area of decking and lawn. All is fence and hedge enclosed. At the top part of the garden there is a wonderful view towards Ranmore.

Council Tax and Utilities

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

Location

Crown Court is in Westcott and is 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 educational facilities, 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 2JZ.

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 Crown, RH4

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft

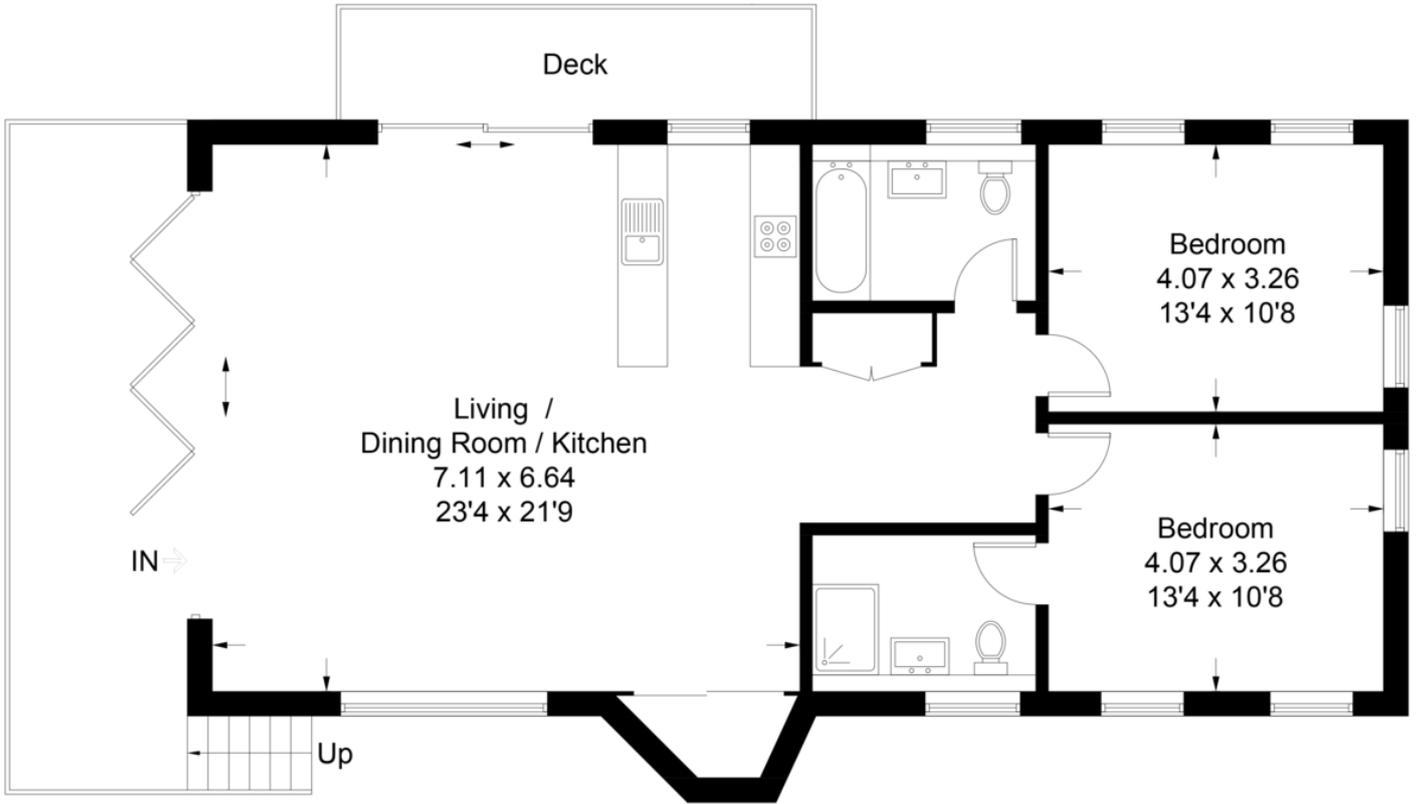


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID932736)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

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

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