



Longmeadow Cottage

Westcott

Guide Price £825,000

Property Features

- FOUR DOUBLE BEDROOMS
- STUNNING OPEN PLAN LIVING SPACE
- UPDATED CONTEMPORARY KITCHEN
- OFF ROAD PARKING FOR SEVERAL CARS
- DOUBLE GARAGE & HOME OFFICE
- UPDATED BATHROOM AND EN-SUITE
- 2331 SQ FT IN TOTAL
- ENCLOSED REAR GARDEN
- CLOSE TO STUNNING COUNTRYSIDE
- WALKING DISTANCE TO EVERYTHING WESTCOTT OFFERS



Full Description

An exceptionally presented, four-bedroom semi-detached house offering over 2331 sq ft of immaculate, flexible accommodation with a delightful garden, driveway parking and double garage/home office. Situated just a few moments away from everything the pretty village of Westcott has to offer including local shops, public house, primary school and miles of stunning open countryside.

As soon as you step through the front door into the hallway, you are met by the warm, welcoming feel that this wonderful family home offers. From the hallway, the ground floor accommodation flows beautifully throughout and is ideal for modern day family living. Starting in the real centrepiece to this home is the impressive 31ft x 23ft kitchen/dining/sitting room which has been designed to be the 'heart of the home'. The kitchen/dining area is fitted with a substantial range of floor to ceiling units complemented by marble worktops, boiling water tap, a full range of integrated appliances and a breakfast bar. There is space for a separate dining table and chairs and bi-folding doors opening directly out into the garden, creating a lovely bright airy space and is the ideal room for entertaining family or friends. Both the kitchen and dining room benefit from a wet underfloor heating system, ideal for the colder months. Flowing through to the sitting room, this is a well-proportioned space with log burner, creating an intimate and cosy feel. Next is the snug/playroom which is a great flexible front aspect room which could be a study/home office space if needed. Completing the ground floor is the downstairs cloakroom and a very useful utility room. From the hallway, stairs lead up to the landing providing access to all of the upstairs accommodation and the loft hatch. The principal suite is an excellent double aspect room, 17'1 ft in length with its own private en suite bathroom and walk-in wardrobe. Bedroom two is the old main bedroom, making it an impressive size and features built-in wardrobes for added convenience. Bedrooms three and four are both generous sized doubles. Completing the upstairs is the stylish modern family bathroom fitted with a modern white four-piece suite which also has a laundry chute direct to the utility room. In short, this is a great family home that really needs to be viewed to fully appreciate all the space and the stylish contemporary finish on offer.

Outside space

Towards the front of the property is a pretty front garden with steps and a path to the front door. The delightful back garden is yet another wonderful benefit to this home which is mainly laid to lawn. There is a large patio ensuring the garden can be enjoyed all day long, perfect for al fresco dining or entertaining in the warmer months. The whole garden is fence enclosed creating a sense of privacy with an inviting array of shrubs and well stocked beds. There is a useful storage shed and side access gate. Another delightful extra to this home is that there is access to the 22-cycle route which leads all the way back to Dorking and also gives access to amazing countryside walks.

Garage/home office/rear parking

Another fantastic advantage is the rear gravel parking where there is parking for four/five cars.

Double garage (17'11 x 17'8) - This has to be viewed to be fully appreciated with power and lighting – inspection pit and built in storage ideal for a workshop.

Home office – (17'8 x 9'8) - There is also a fully insulated home office/bonus room which is great space ideal for an office or extra kids' playroom also benefits from a shower room.

Utilities

The property falls under Council Tax Band E. The property is serviced by mains sewerage, water, gas and electricity. There are solar panels that have been fitted recently above the garage, the owners do plan to take these with them however would consider selling separately. More details are available if requested.

PLEASE NOTE – In the title of this property there is a restriction that the sale can only be to parties that live or work in the administrative county of Surrey for 2 years preceding the purchase. Please do contact the office if you require more information.

Location

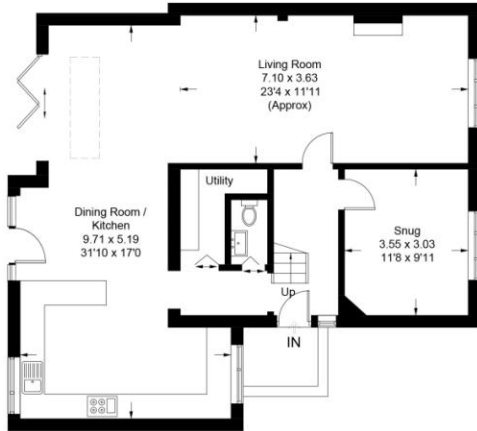
Westcott Street is nestled in the pretty village of Westcott at the foot of the steep slopes of Ranmore and the North Downs in the Surrey Hills, considered to be an area of Outstanding Natural Beauty. There is strong sense of local community within the village with excellent facilities including a village shops, bakery, doctor's surgery and a 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 mile) 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.





Westcott Street, RH4

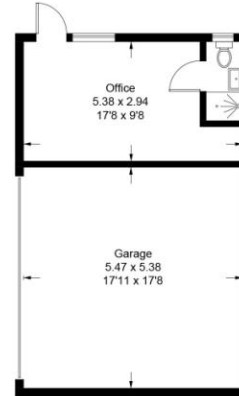
Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft
Garage = 46.2 sq m / 497 sq ft
Total = 216.6 sq m / 2331 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID711275)

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.

CONTACT

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

www.seymours-estates.co.uk
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01306 776674

COUNCIL TAX BAND

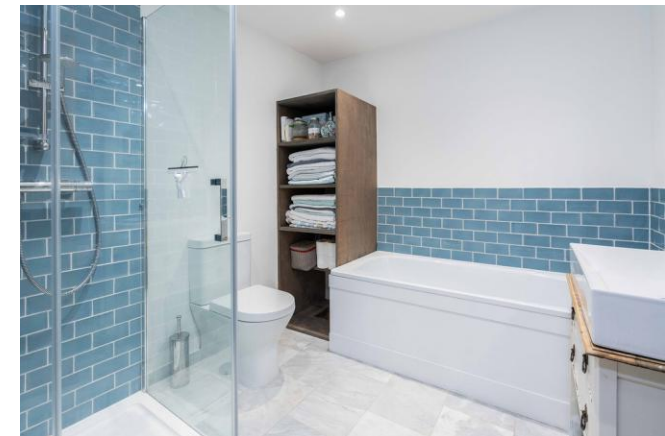
E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley Local Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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