



Crown Court

Guildford Road, Westcott

Guide Price £550,000

Property Features

- CONVERTED PUBLIC HOUSE
- MODERN AND SPACIOUS ACCOMMODATION
- FRONT & REAR GARDENS
- WESTCOTT VILLAGE
- TWO ALLOCATED PARKING SPACES & EV CHARGER
- BONUS CELLAR ROOM
- TWO DOUBLE BEDROOMS WITH ENSUITES
- OPEN PLAN KITCHEN/DINING ROOM & SEPARATE UTILITY ROOM
- PERIOD FEATURES
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

This exceptional home offers the rare chance to own a beautifully converted former public house, perfectly combining character features with a thoughtful, contemporary layout. Boasting original exposed beams, front and rear gardens, private parking and a spacious cellar, this property delivers charm and practicality in equal measure.

The accommodation begins in a bright and inviting living room, complete with wooden flooring, ample space for comfortable seating, and a cosy electric stove, the perfect spot to unwind. A cleverly designed hatch provides access to the impressive 14'9 ft sq cellar, offering fantastic additional storage. The living room flows seamlessly into the open-plan kitchen/dining room, which features elegant, fitted cabinetry, integrated appliances and a breakfast bar for additional workspace and storage. Sliding doors flood the room with natural light and lead out to the rear garden, while a dedicated dining area makes this the ideal space for entertaining. A separate utility room with WC keeps laundry appliances neatly tucked away, and a dedicated office completes the ground floor, perfect for those working from home. Upstairs, there are two generous double bedrooms, both with modern en suites. The main bedroom is bright and airy with charming, exposed beams, further benefitting from a stylish ensuite shower room and walk-in wardrobe. Bedroom two is another fantastic double and has an ensuite bathroom.

Outside, the property boasts a pretty front garden with a lawn, hedging and a welcoming path to the front door. The rear garden is a true highlight, with a generous patio area – partly sheltered by a cabana for year-round enjoyment, with steps leading up to an area of lawn, ideal for children and pets. There is also a useful storage shed. The property also benefits from a private EV charging point.

With its blend of history, contemporary design, and excellent layout, this property offers a truly unique and desirable home.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas central heating and electricity.

Location

Guildford Road 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 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.



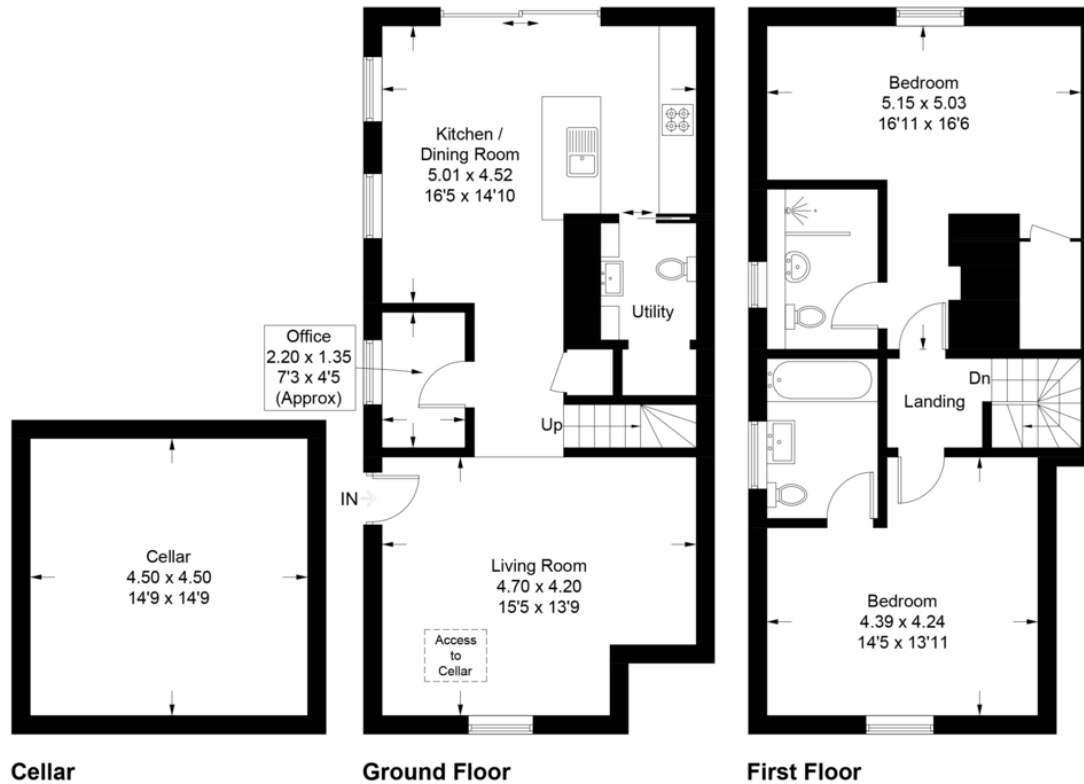


Crown Court, RH4

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft

Cellar = 20.2 sq m / 217 sq ft

Total = 130.3 sq m / 1402 sq ft



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. (ID1237190)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 are 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

