



## Rokefield House, Westcott Street, Westcott

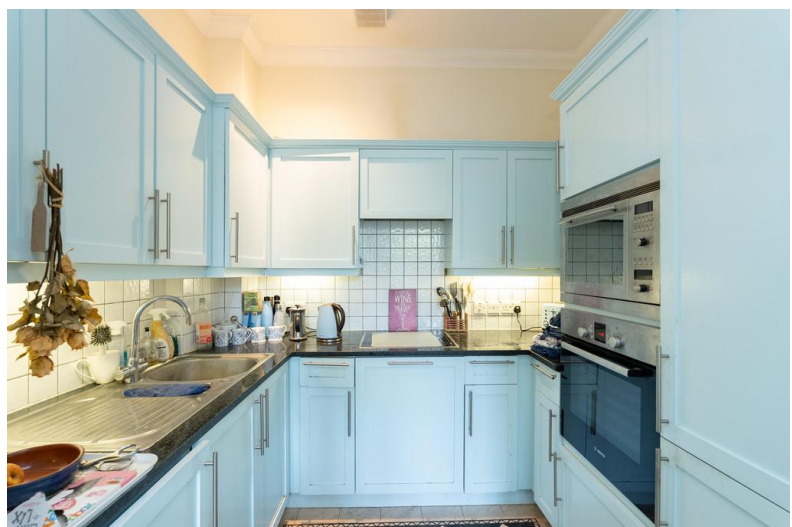
Guide Price £375,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- IMPRESSIVE LOUNGE/DINING ROOM WITH BAY WINDOW
- SECURE GATED ENTRANCE
- COVERED PARKING SPACE
- IMPRESSIVE LANDSCAPED COMMUNAL GARDENS
- MAIN BEDROOM WITH ENSUITE
- A SHORT WALK TO EVERYTHING THE WONDERFUL VILLAGE OF WESTCOTT OFFERS

EPC Rating 'TBC'

- OVER 704 SQ FT IN TOTAL
- CLOSE TO MILES OF GREEN OPEN SPACES
- RESIDENTS' GYMNASIUM





A superb two double-bedroom first floor apartment, boasting bright and contemporary accommodation with elegant period charm, access to a residents' gym and over nine acres of beautifully landscaped grounds, orchards and woodland.

The property is approached via a welcoming communal entrance hall, with a staircase rising to the first floor and private front door. Once inside, a central hallway offers excellent built-in storage and access to all principal rooms. The impressive rear-aspect sitting/dining room features high ceilings and a striking bay window, filling the space with natural light and providing uninterrupted views across the formal gardens. Generously sized, the room easily accommodates both a large suite and dining area. The adjoining kitchen is well-fitted with a range of wall and base units, complemented by an integrated eye-level oven and electric hob.

The main bedroom is a superb double, complete with en-suite shower room, space for freestanding furniture and delightful garden views. A second well-proportioned double bedroom provides versatility as a guest room or study. The family bathroom is equally spacious and fitted with a white suite including a bath.

This elegant apartment combines period character with modern convenience, all set within a unique development offering extensive grounds and exclusive resident facilities.

#### Outside

The mature communal gardens and grounds of Rokefield House stand out as a particular feature of the property extending to approximately 9 acres and are meticulously maintained. The apartment boasts a private patio area accessible from the drawing room, offering views of the formal gardens. Additionally, there is a bottom lawn, perfect for hosting BBQs and entertaining guests, along with a charming woodland and orchards featuring mature specimen shrubs and fruit trees. Residents also have access to a well-equipped communal gym. A gated driveway provides access to parking for both residents and visitors, conveniently located at the front of the property. The apartment comes with covered, allocated parking for one car.

#### Council Tax & 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.

#### Share of Freehold

The property is a Share of Freehold with approximately 99 years remaining on the lease. There is a service charge of £2160 per annum – payable in 4 annual instalments of £540. This includes maintenance of all the communal grounds, buildings insurance and general maintenance and cleaning of Rokefield House.

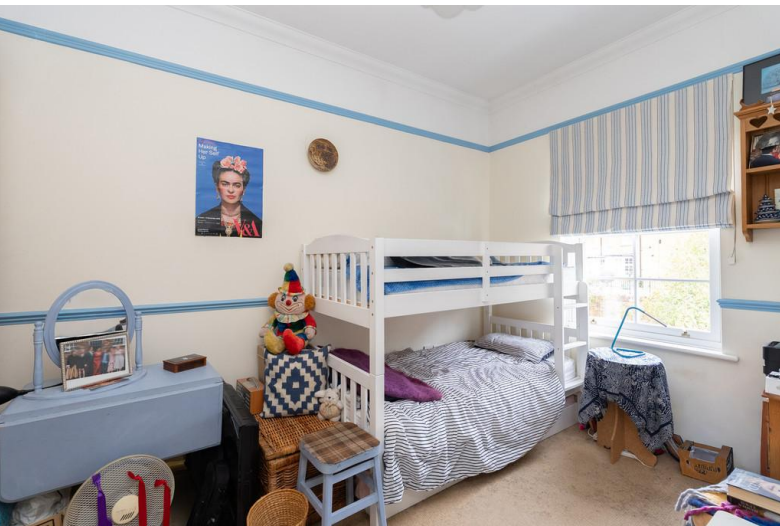
#### Location

Rokefield House is located in Westcott and 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 schools, 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 2HD.

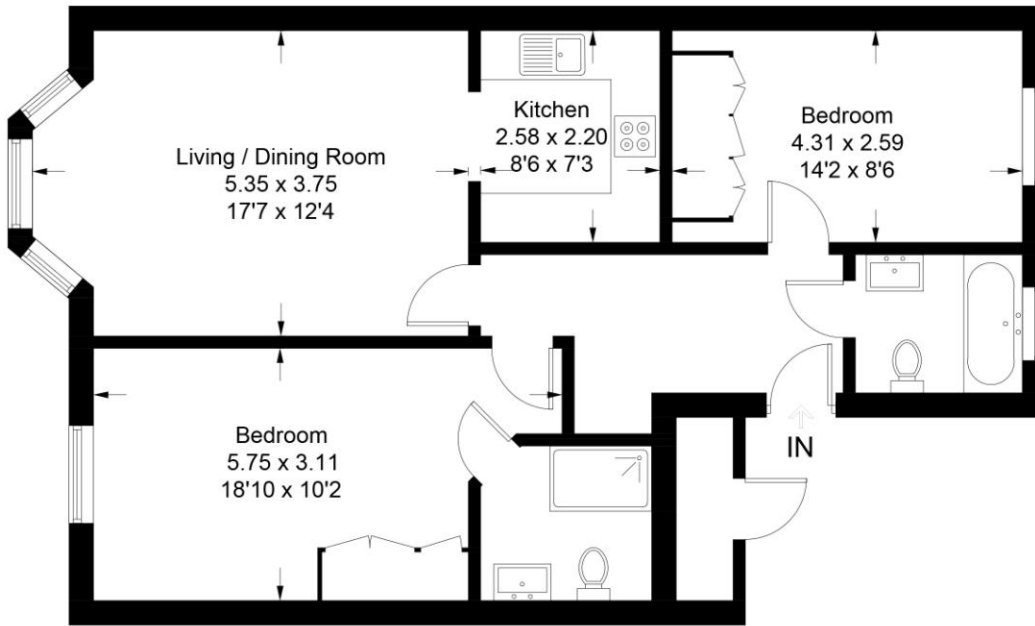
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.



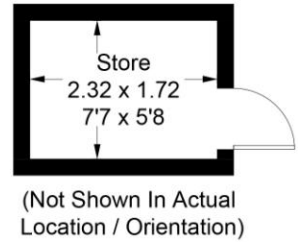


## Rokefield House RH4

Approximate Gross Internal Area = 69.8 sq m / 751 sq ft  
 Store = 3.9 sq m / 42 sq ft  
 Total = 73.7 sq m / 793 sq ft  
 (Excluding Outside Cupboard)



**First 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. (ID1246662)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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