

## Mount Cottage, Byttom Hill, Mickleham, Dorking, Surrey RH5 6EL

£699,950 Freehold

### Directions

From our office in Bookham High Street turn left onto the A246 Guildford / Leatherhead Road at the roundabout take the 3<sup>rd</sup> exit onto the Dorking Road / A24 and then next left into Byttom Hill and Mount Cottage can be found on your right hand side.

### Approximate Gross Internal Area 1172 sq ft - 109 sq m (Excluding Outbuilding)

Ground Floor Area 686 sq ft – 64 sq m

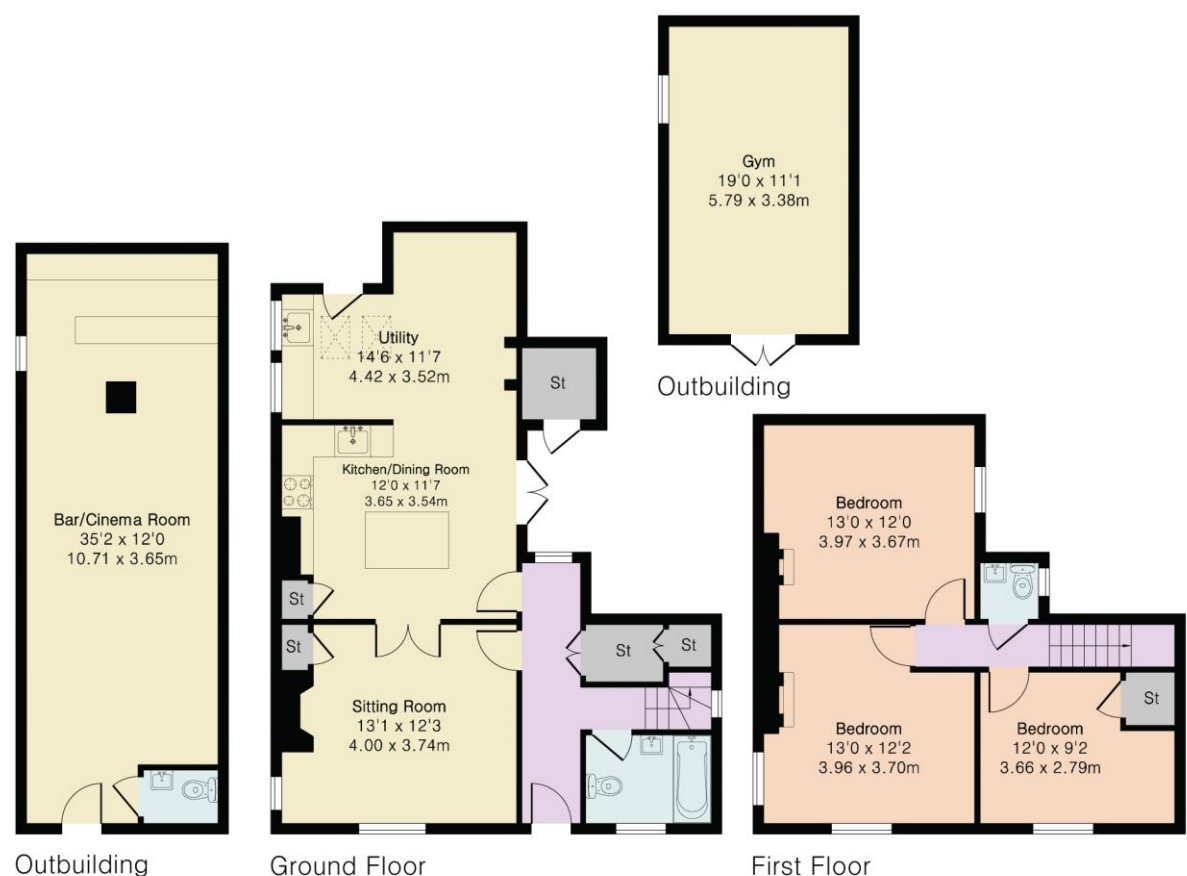
First Floor Area 486 sq ft – 45 sq m

Outbuilding Area 626 sq ft – 58 sq m



### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 53 E    | 82 B      |

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

Mount Cottage, Byttom Hill, Mickleham

A superbly appointed 3 bedroom detached period residence enjoying an elevated position adjoining Mickleham village offered for sale with NO OWNARD CHAIN.

THE PROPERTY

Originally constructed in the mid 1800s and steeped in history being part of the Beaverbrook Estate at Cherkeley Court this delightful property offers a unique blend of charm and character combined with light, bright and contemporary accommodation with a comprehensive programme of modernisation and redecoration having been undertaken in recent years. Currently this consists of a modern ground floor bathroom, spacious dual aspect lounge with a feature log burning stove and double doors opening through to a superb open plan kitchen/dining room providing a comprehensive range of matching contemporary units together with ample wood block work surfaces, a central island breakfast bar and double opening patio doors onto the rear terrace and garden. All of the ground floor rooms also benefit from exposed flooring in addition there is a generous size utility room. To the first floor there are then 3 bedrooms 2 of which have stunning views over London Road towards Norbury Park plus a cloakroom. The property itself is approached via its own driveway giving off street parking for 1 vehicle which in turn leads to a **ground floor cinema / bar** NB this was the former garage now offering a truly stunning and working bar area together with cinema wall and sound system. In addition there is also a cloakroom. The gardens which surround the property are to 2 sides being part patio but mainly laid to lawn screened to all sides by mature flower and shrub beds and hedging. There is also a further decked sun terrace with detached **home office / studio** with full power and light.



SITUATION

The property is located within easy reach of the charming village of Mickleham nestled up at the foothill marking the start of the Surrey Hills providing a truly idyllic setting. The village itself offers a local shop and public house whilst the larger centre of Dorking is approximately 2.8 miles away and Leatherhead 1.9 miles away both providing a host of shopping facilities including Waitrose and Sainsbury supermarkets as well as an efficient train service to both London Waterloo and Victoria. Surrounding the house is some delightful countryside located approximately 1 mile from National Trust owned Boxhill and Polesden Lacey. Also closeby are highly regarded schools including RGS Surrey Hills (formerly Boxhill), St Johns Leatherhead and Downsends in Leatherhead.

