

Mill House, Rookery Drive, Westcott, Dorking, Surrey, RH4 3LQ

£1,999,995 Freehold

Mill House

Nestled within the picturesque surroundings of Rookery Drive in the sought-after village of Westcott, this exceptional thatched mill house offers a rare opportunity to acquire a truly unique home. Set in just over 11 acres of beautifully landscaped grounds, the property enjoys an idyllic setting with two substantial interconnecting lakes, well stocked with a variety of coarse fish including carp, creating a private haven for nature lovers, anglers and those seeking complete tranquillity.

Beautifully presented throughout, the heart of the home is a stunning open-plan kitchen, dining and family room, thoughtfully designed for modern living. Expansive bi-fold doors open onto a suspended deck overlooking the principal lake, creating a seamless connection between the interior and the breathtaking outdoor setting an ideal space for entertaining or simply relaxing while taking in the spectacular views.

The lower ground floor provides 3 generously proportioned bedrooms including an impressive principal suite with dressing area and en-suite bathroom. Two further bedrooms are served by a stylish family bathroom.

Approached via a gated driveway, the property benefits from extensive parking and a substantial triple car barn. A charming detached summer house offers flexibility, whether used as a home office, creative studio, gym or additional entertaining space. Completing this remarkable setting is a picturesque waterfall that gently cascades alongside the house. Offering an outstanding combination of character, privacy and contemporary comfort, this remarkable mill house offers a unique lifestyle opportunity in one of Surrey's most desirable village settings.

Situation

Mill House enjoys an idyllic semi-rural setting at the foot of Surrey's North Downs, surrounded by some of the county's most spectacular countryside. To the north, a wooded hillside rises to the expansive open spaces of Ranmore Common, while to the south lie Wotton Common and Leith Hill, renowned for their outstanding walking, cycling and riding routes. The North Downs Way and the historic Pilgrims' Way are both within approximately half a mile, providing immediate access to miles of beautiful countryside. Mill House is perfectly positioned close to the heart of Westcott village.

The surrounding area is particularly well served by an excellent selection of both state and independent schools, including Westcott Primary School, Belmont, Cranleigh, St Teresa's, St John's School, Downsland School and RGS Surrey Hills.

The historic market town of Dorking lies approximately 1.7 miles away, offering a comprehensive range of shopping, restaurants, cafés and leisure facilities, together with three railway stations providing services to London Victoria, Waterloo and London Bridge. The A24 and M25 are also readily accessible, making the area ideal for both commuters and those seeking an exceptional country lifestyle.



171 High Street, Dorking, Surrey, RH4 1AD
01306 877775
jamie@patrickgardner.com
www.patrickgardner.com

- Exceptional Thatched Mill House
- Two Private Lakes
- 11.13 Acres
- Rural Setting
- Superbly Presented
- Spacious Open Plan Kitchen/Dining/Family Room With Vaulted Ceiling
- Stunning Views
- Master Bedroom Suite incorporating En Suite and Dressing Area
- Triple Car Barn
- Features Include a Waterfall and Summer House
- Suspended Decking Over Lake





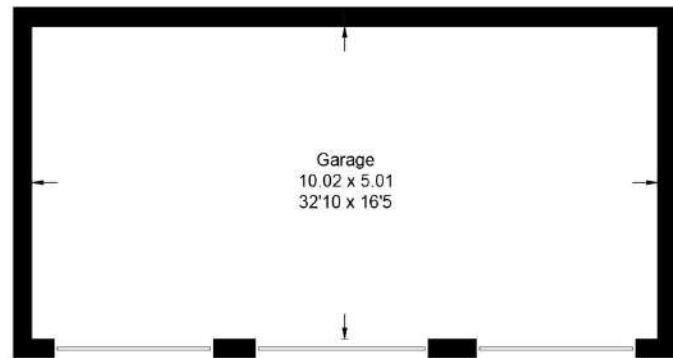




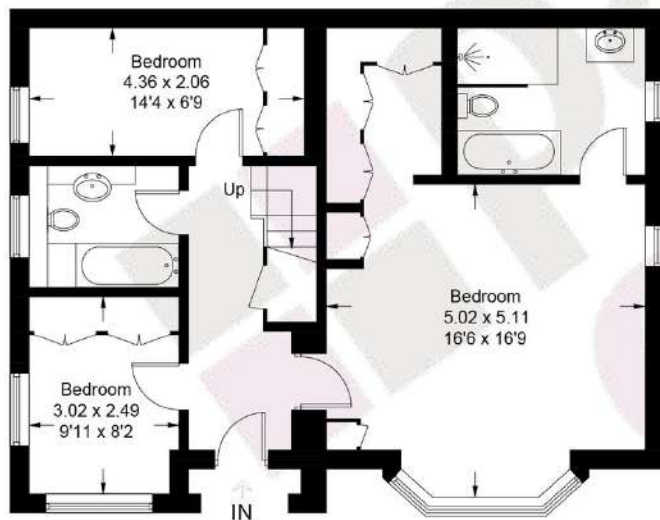




Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft
 Garage / Summer House = 75.5 sq m / 813 sq ft
 Total = 226.8 sq m / 2441 sq ft



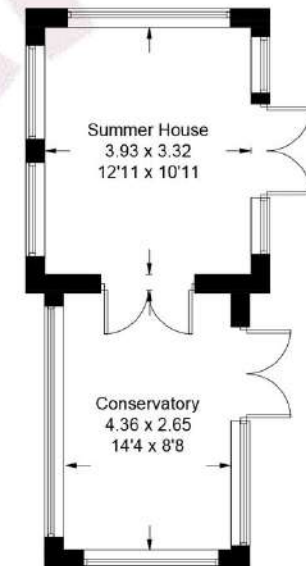
(Not Shown In Actual
Location / Orientation)



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 decisions reliant upon them. (ID1317378)

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