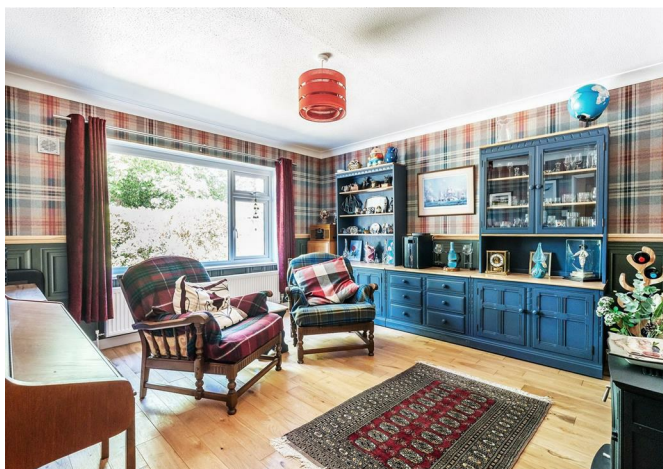




6 Sheephouse Green, Wotton, Dorking, Surrey, RH5 6QW

Guide Price £925,000



- FOUR BEDROOM DETACHED HOME
- BEAUTIFUL SOUTH/EAST FACING GARDEN
- FAMILY ROOM
- MASTER BEDROOM WITH ENSUITE
- DOUBLE GARAGE AND DRIVEWAY PARKING
- SUPERBLY PRESENTED
- LARGE OPEN PLAN SITTING/DINING ROOM
- MODERN KITCHEN AND UTILITY ROOM
- PRIVATE CUL DE SAC
- 0.22 ACRE GROUNDS

Description

Nestled within the peaceful private cul-de-sac of Sheep House Green in Wotton, this beautifully presented four-bedroom detached home combines contemporary family living with idyllic countryside surroundings. Recently extended and thoughtfully improved, the property offers generous, light-filled accommodation in a highly sought-after village setting.

A spacious entrance hall leads into the impressive open-plan sitting and dining room, where bifold doors open onto the rear terrace, creating a seamless connection between the indoor and outdoor living spaces while flooding the room with natural light. A separate family room provides a versatile additional reception space, and the stylish modern kitchen, complemented by a separate utility room, is perfectly designed for everyday family life and entertaining alike.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom enjoys attractive views across the garden and neighbouring farmland, together with a contemporary en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom.

Occupying a generous 0.22-acre plot, the property enjoys a beautifully landscaped south-east facing rear garden backing directly onto open farmland, offering a wonderful sense of privacy and a picturesque setting for relaxing or entertaining. To the front, there is ample driveway parking with EV charging point, a double garage and a separate workshop, providing excellent storage and flexible workspace.



Situation

Nestled in the heart of the Surrey Hills Area of Outstanding Natural Beauty, this property enjoys a peaceful setting just a short stroll from the popular Wotton Hatch pub and the picturesque St John's Church. Surrounded by some of Surrey's most spectacular countryside, the area offers exceptional walking, cycling and horse riding, with the renowned Box Hill, Ranmore Common and Leith Hill all within easy reach.

The nearby villages of Westcott and Abinger Hammer provide an excellent range of local amenities. Westcott offers a village shop, doctor's surgery, primary school and traditional pub, while Abinger Hammer is renowned for its charming village green, stream, local shop and farm shop.

The historic market town of Dorking, approximately 3.25 miles to the east, provides a comprehensive selection of independent and national retailers, cafés and restaurants, together with three railway stations, highly regarded schools, healthcare facilities, the Dorking Halls theatre and cinema, and a leisure centre.

Approximately 9 miles to the west lies the vibrant county town of Guildford, celebrated for its historic High Street, cathedral, university and outstanding range of shopping, dining and leisure amenities.

For commuters, Junction 9 of the M25 at Leatherhead is approximately 9 miles away, while Gatwick Airport is around 15 miles from the property, providing convenient access for both national and international travel.

Tenure

Freehold

EPC

D

Council Tax Band

F

Private Estate Charge

£300 for the current year

Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft
 Garage / Workshop = 37.4 sq m / 402 sq ft
 Total = 221.7 sq m / 2386 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 decisions reliant upon them. (ID1320700)
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