



**Dene Cottage, Hole Hill,
Westcott, Surrey RH4 3LS
Price £1,250,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A very spacious & superbly presented 4-5 bedroom detached family home with large detached garage with guest bedroom/office above set in a large secluded garden of circa 1/3 acre in a quiet, rural location within circa 1/2 mile of Westcott village. Ground floor accommodation comprises an entrance hall with feature leaded windows & a cloaks cupboard leading to a dining hall with a further original leaded window overlooking the front garden. A door leads through to a superb triple aspect study/family area open plan to a sitting room, with central log burner & double doors leading to the rear garden. An archway leads into a newly fitted kitchen/breakfast room with an extensive range of units with integrated appliances to include a Range cooker & an island with breakfast bar, ample space for full table & chairs & double doors leading to the garden. This area has tiled flooring with underfloor heating. There is also a separate utility room with wc & basin & 2 further doors leading to the side & rear garden areas. Upstairs the principal bedroom is a large double bedroom with fitted wardrobes & an ensuite bathroom with bath & a separate shower cubicle, wc, basin & heated towel rail. The 2nd bedroom is a large dual aspect double bedroom, bedrooms 3 & 4 are smaller doubles & there is a family bathroom with bath, wall mounted shower, wc, basin & heated towel rail. There is a large detached double garage to the side of the main house with windows, over & over door, power & light. An external staircase leads up to a large room suitable as an office/studio/possible 5th double bedroom with a matching feature bay window overlooking the front garden & with a separate wc & basin area. Outside there is a landscaped front garden / rockery with tarmac driveway providing an area of off-street parking & providing access to the garage. A central gravelled area leads through the rear garden, which comprises a spacious entertaining area & steps leading up to an area mainly laid to lawn, with mature trees, shrubs, hedging & flower borders, to include a summer house & shed. This property has recently been the subject of substantial refurbishment & is now offered for sale with no onward chain. Must be seen !





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		42	77
EU Directive 2002/91/EC			
WWW.EPC4U.COM			





SITUATION

Located within a short drive of Westcott village, which offers a selection of facilities to include a church, pub, a bakery/general store & other local shops, as well as a local regarded primary school. This sought after village, on the edge of the Surrey Hills provides easy access to numerous highly regarded local schools, an abundance of walks, bike rides, country pubs, restaurants & cafes as well as Dorking (approx. 2-3 miles with mainline station), Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15 mins drive away.

DIRECTIONS

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Proceed along the A25 eastbound towards Dorking. Continue for just over 4 miles through Gomshall, Abinger Hammer & Wotton into Westcott. Turn left immediately before the village green into Westcott Street up to the T-junction. Turn left & follow the continuation of Westcott Street for half a mile, turning right immediately after a driveway on the right leading to Rokefield & Westcott Street bridge into Hole Hill, where you will find Dene Cottage after 200yds on your left.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

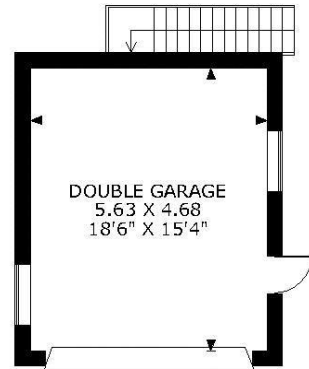
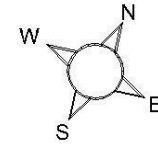
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Mole Valley Council - Band G
£3,992.00 per annum (2025-26)

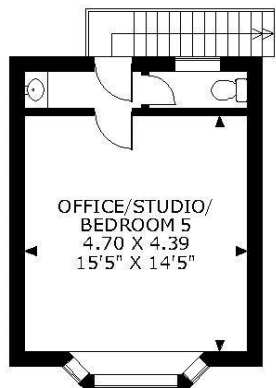
Mains Drainage, Electricity & Water as well as an Air Source Heat Pump (rather than Gas) for the Heating & Hot Water

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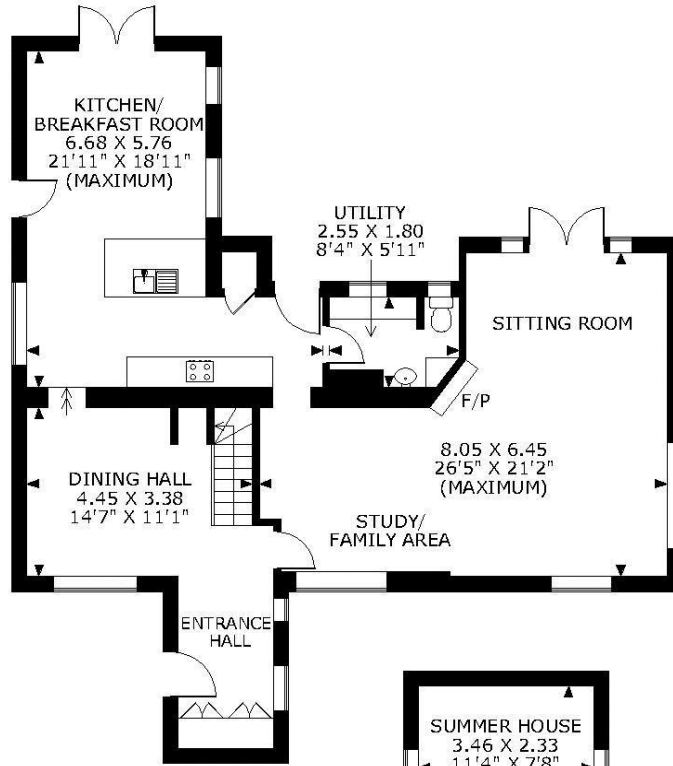
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1057 SQ FT/98 SQ M
FIRST FLOOR = 816 SQ FT/76 SQ M
TOTAL = 2554 SQ FT/237 SQ M
GARAGE = 284 SQ FT/26 SQ M
FIRST FLOOR OVER GARAGE = 263 SQ FT/24 SQ M
OUTBUILDINGS = 134 SQ FT/12 SQ M



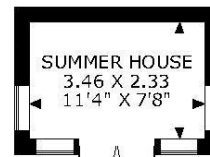
NOT SHOWN IN
ACTUAL LOCATION



FIRST FLOOR OVER GARAGE



GROUND FLOOR

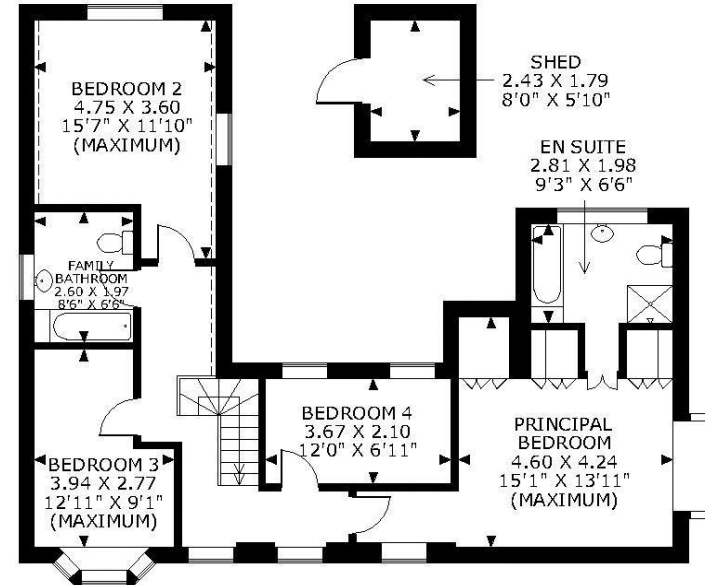


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

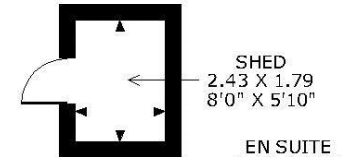
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FIRST FLOOR



EN SUITE
2.81 X 1.98
9'3" X 6'6"

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