



**Modern  
Auction**

**£575,000  
Freehold**

3x  2x  2x 

**The Rookery, Westcott,  
Dorking, Surrey, RH4**

**cubitt&west**  
Helping you move forwards



## Main features

- Good size accommodation, high ceilings and parquet flooring
- For sale by modern auction T&Cs apply
- Subject to an undisclosed reserve price
- Buyers fees apply
- Stunning bathrooms with freestanding roll-top baths

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 18'9 x 12'5 up to bay (5.72m x 3.79m)  
 Dining Room: 14'2 x 11'1 (4.32m x 3.38m)  
 Kitchen: 14'2 x 8'6 (4.32m x 2.59m)  
 Cloakroom

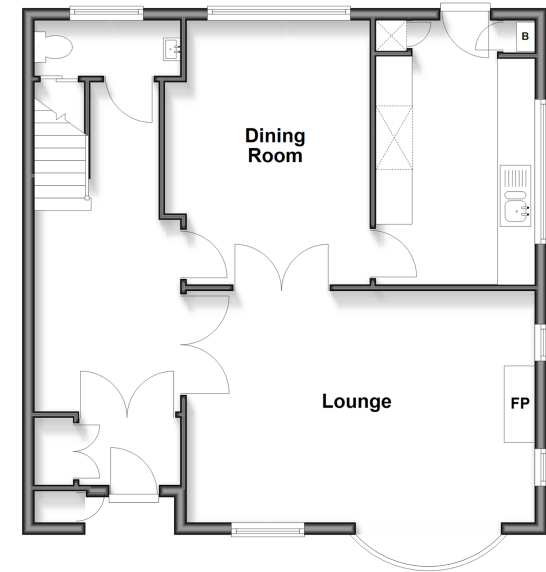
### FIRST FLOOR

Landing  
 Bedroom 1: 17'0 max x 12'5 (5.19m x 3.79m)  
 En-suite Bathroom  
 Bedroom 2: 12'6 x 9'11 (3.81m x 3.02m)  
 Bedroom 3: 12'11 x 8'2 (3.94m x 2.49m)  
 Family Bathroom

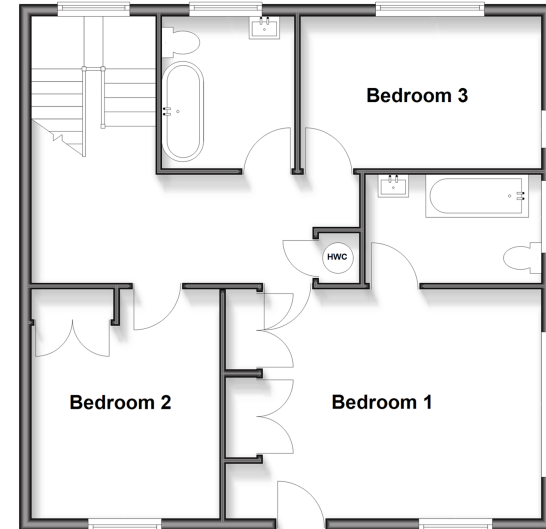
### OUTSIDE

Front Garden  
 Side Garden  
 Double Garage  
 Rear Garden

**Ground Floor**  
 Approx. 66.3 sq. metres (713.4 sq. feet)



**First Floor**  
 Approx. 68.3 sq. metres (735.3 sq. feet)



**Call Dorking - 01306 883399 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



20511734/20260115/CFE/JG

Property 20511734: The Rookery, Westcott, RH4 3AQ

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the "Reservation Period"). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

## Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

**TO VIEW OR MAKE A BID – Contact *Cubitt & West***  
**Or visit: <https://cubittandwest.iamsold.co.uk>**