



Broomfield Cottage, Guildford Road, Westcott Dorking RH4 3QE

welcome to

Broomfield Cottage Guildford Road, Westcott Dorking

Are you searching for a new home but drawn to the character and charm of period properties? If so, this beautifully renovated Victorian family home in the heart of Westcott Village could be exactly what you're looking for. Nestled in the picturesque Surrey village of Westcott, Broomfield Cottage was originally constructed around 1881 as an ancillary property serving the prestigious Broomfield Estate.

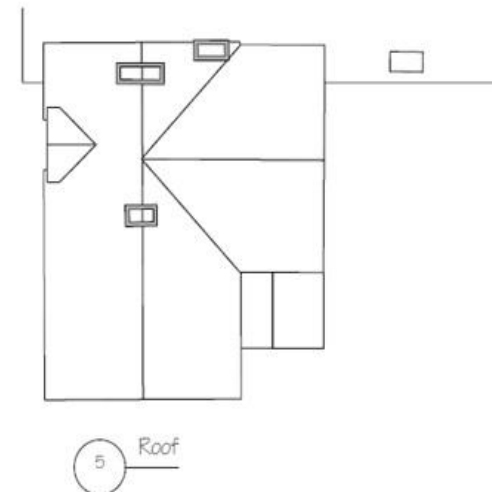
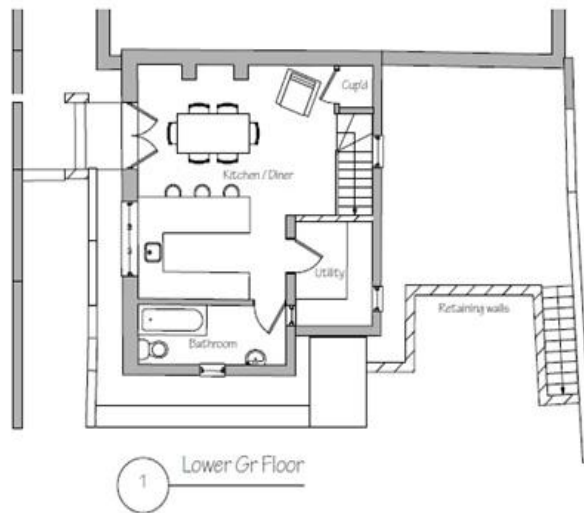
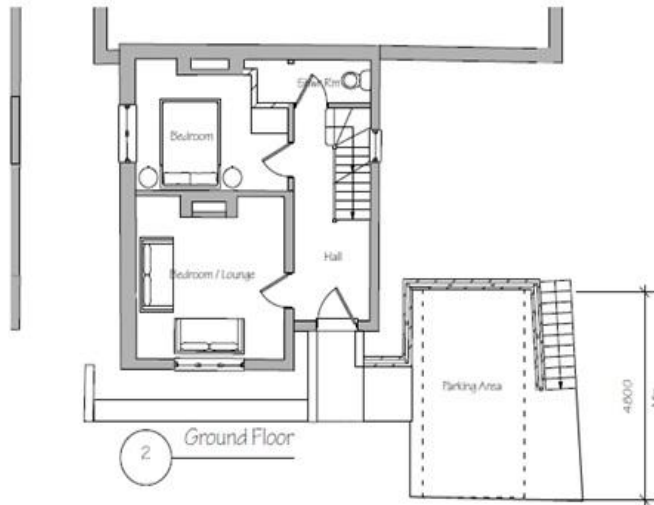
Having fallen into disrepair in recent years, the cottage is now undergoing an extensive and sympathetic transformation, ensuring this charming period home is preserved for generations to come. The comprehensive renovation includes a redesigned layout and a complete refurbishment, with the property stripped back to its original brickwork and almost every element renewed or replaced, from the foundations to the roof.

With the project now approaching completion, prospective buyers may still have the unique opportunity to influence certain design and aesthetic finishes, creating a home tailored to their own tastes while retaining its historic character.

Agents Note; Photographs of Exterior of the house, Kitchen and utility room are all CGI's computer generated) Some changes may apply.

Agents Note; Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





TITLE
Proposed Plans

DRAWING No.
9247-03

DRAWN
KH

ISSUE
A

DATE
15/12/2025

CLIENT
Mr Derbyshire

PROJECT ADDRESS
Broomfield Cottage, Guildford
Road, Westcott, Dorking RH4
3QE.

SCALE
1:100 at A3



Archplan Projects Ltd

welcome to

Broomfield Cottage Guildford Road, Westcott Dorking

- Three double bedroom Victorian family home renovated and modernised with no onward chain.
- Open plan heart of the home with Kitchen, dining area, separate utility room and bathroom and doors to gardens.
- A bathroom with shower over + Separate Shower room + Separate W/C one on each floor.
- Long rear garden with additional Patio Garden off the Kitchen/dining room.
- Sympathetically restored Victorian house, the perfect blend of period features and modern convenience.
- (CGI images) subject to change - due to current renovation works ongoing.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£700,000



Please note the marker reflects the postcode
not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102208



Property Ref:
DRK102208 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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