



## Bailey Road, Westcott

- PERIOD TERRACE HOUSE
- UPDATED OPEN PLAN KITCHEN/DINING ROOM
- COSY SITTING ROOM WITH LOG BURNER
- SUNNY LOW MAINTENANCE REAR GARDEN
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND ON THE 1<sup>ST</sup> FLOOR & INTO THE LOFT STPP
- CONTEMPORARY FIRST FLOOR BATHROOM
- WALKING DISTANCE TO SHOPS AND LOCAL SCHOOL

Guide Price £450,000

EPC Rating '70'

- CLOSE TO MILES OF OPEN COUNTRYSIDE
- SHORT DRIVE TO DORKING TOWN CENTRE



A charming two bedroom, mid-terrace home, thoughtfully extended and beautifully finished, combining period character with modern design, complete with a picturesque west-facing garden and ideally situated close to Westcott's amenities and open countryside. The property also offers the potential to extend from the first floor and up into the loft STPP.

Upon entering, you're welcomed into a bright and inviting living room, where a large window allows natural light to flood the space and a cosy log burner creates an inviting feel. Engineered oak flooring adds warmth and flows effortlessly into the adjoining dining room, creating a seamless connection. The open plan kitchen/dining room has recently been extended and now offers a contemporary kitchen fitted with a range of base and eye-level cabinets, complemented by integrated freezer and dishwasher and ample countertop space. Underfloor heating adds modern comfort while Bi-fold doors occupy the back of the kitchen, enhancing the sense of space and light and seamlessly connecting the inside and outside making it an ideal entertaining area. There is a dedicated space for a dining table and chairs as well as built in storage under the stairs, which with some work could be converted into a W/C with sink.

Upstairs, the landing leads to both bedrooms and a family bathroom. The spacious principal bedroom, located at the front of the property, includes built-in wardrobes and space for freestanding furniture. The second bedroom is a comfortable single, offering lovely views over the rear garden and built in storage. At the bottom of the landing is the recently updated bathroom, fitted with a white suite, including a bath and overhead shower and finished off with stylish, contemporary tiling for a luxurious feel.

#### Outside

To the front, a large shed provides excellent storage for bikes and garden tools. The West-facing rear garden is a true highlight to this property, featuring a large patio area leading off the kitchen, with steps leading up to a low maintenance artificial lawn, all enclosed by fencing to create a peaceful and private retreat to enjoy year-round.

#### Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

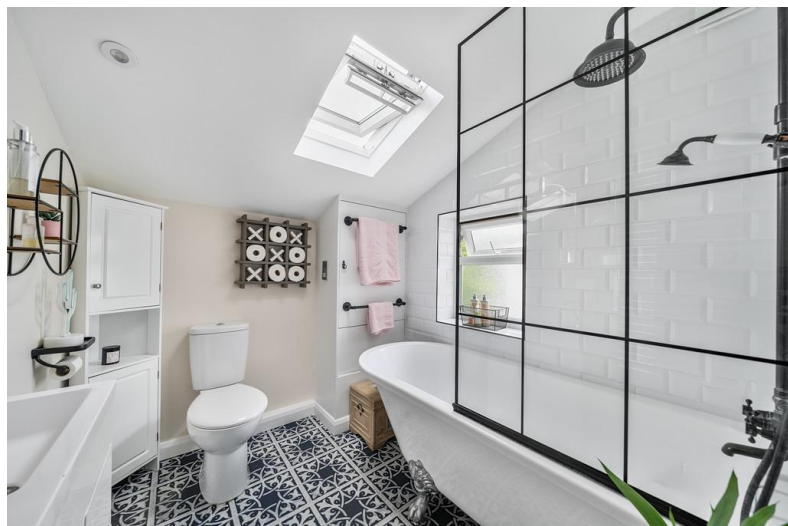
#### Location

Westcott village is close to some of Surrey's finest and unspoilt countryside, within the village there is a small selection of shops, village pub, school, doctor's surgery and village church. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

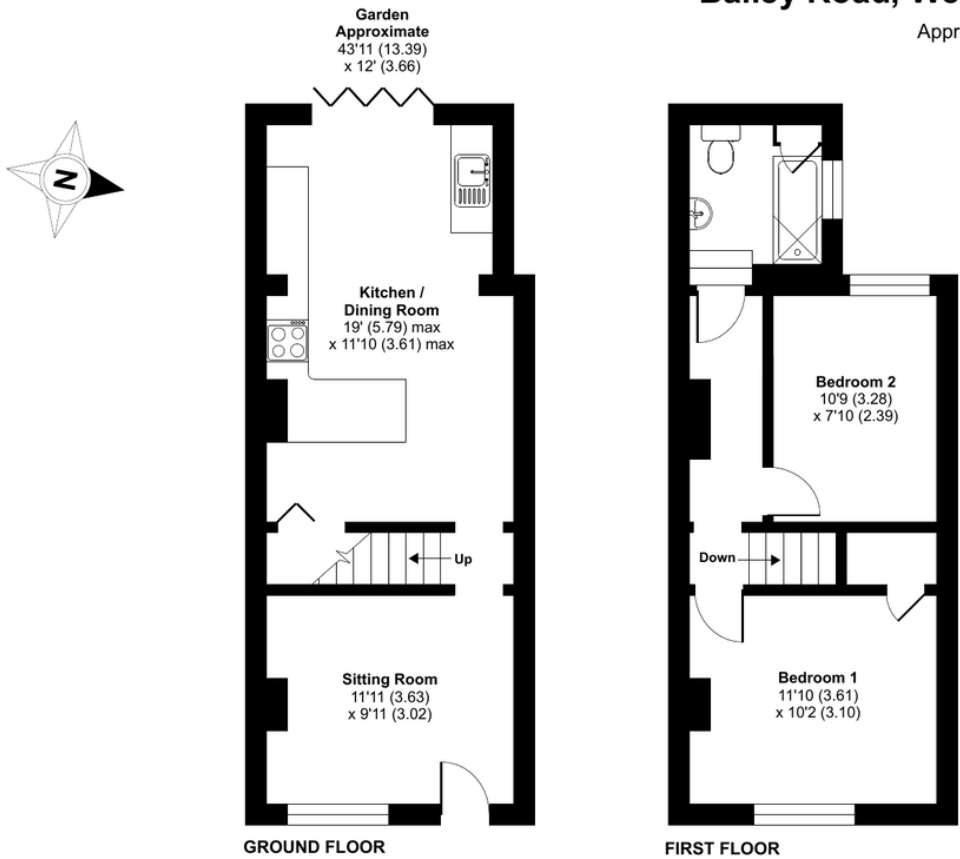
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Bailey Road, Westcott, Dorking, RH4

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1326924

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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