

STONE



Guildford Road RH4

£1,500,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



From the very first step inside, this is a house that invites you to slow down and look a little closer. Morning light filters through stained-glass detailing, casting jewel-like colours across original floorboards, while elegant sash windows frame ever-changing views of the village beyond. Every level reveals another surprise, with gentle changes in height adding rhythm and character as the home unfolds.

The drawing room is wonderfully atmospheric; an impressive space centred around a magnificent fireplace, with a beautiful bay window and doors opening onto the veranda. It is easy to picture Christmas gathered around a roaring fire, summer evenings with the doors thrown open or quiet Sunday mornings watching the garden come to life.

Across the hallway, the formal dining room enjoys equally impressive proportions and uninterrupted views across the village green towards the historic church. The current owners have even positioned an original church pew beneath the window, creating perhaps the most charming spot in the house to enjoy a morning coffee while watching village life.

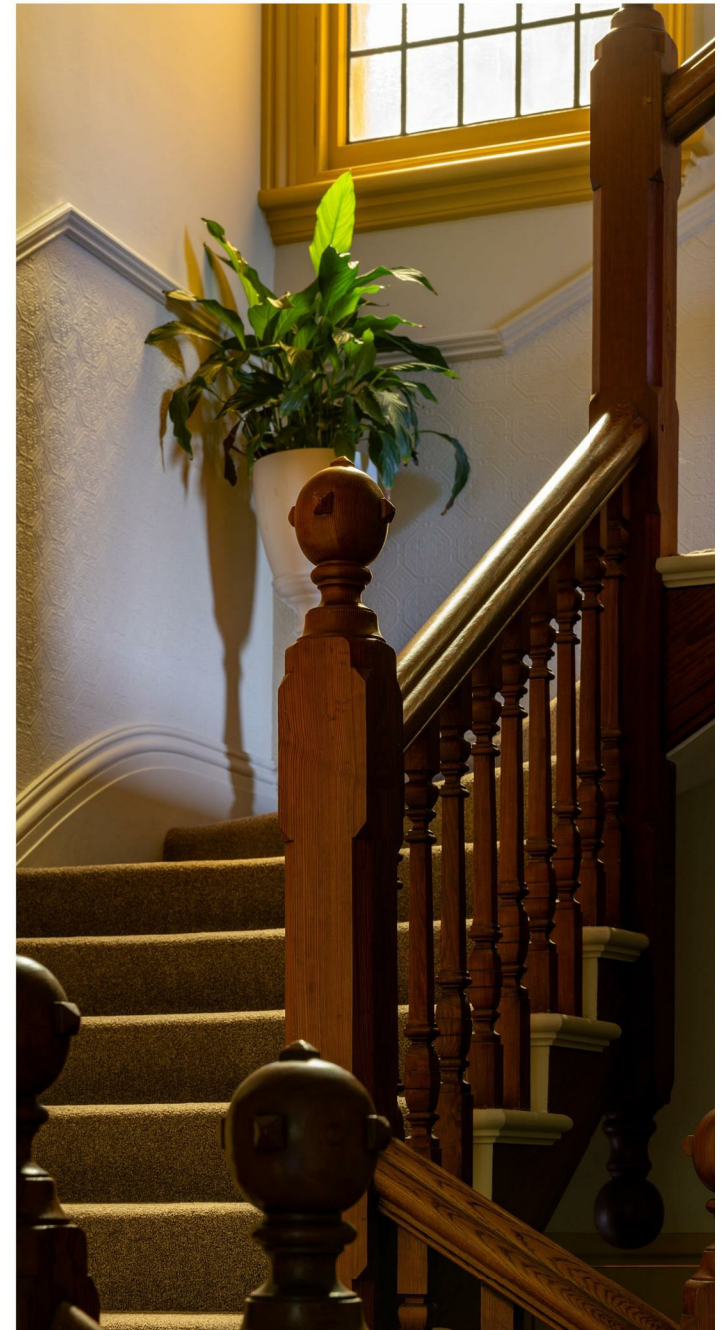
Beyond, the home continues to surprise. A cosy television snug, which would serve well as a playroom or study, steps down from the inspiring hallway before opening directly onto the veranda, while the generous kitchen sits at the heart of family life, spilling effortlessly into a pretty courtyard garden that feels wonderfully secluded. The layout, and overall spaces, provide remarkable flexibility for modern family, or intergenerational living, without ever compromising the property's period integrity.



The staircase itself feels almost architectural, with wide landings, half levels and beautifully positioned windows filling every floor with natural light. The principal bedroom is everything a Victorian home promises: wonderfully proportioned, complete with a handsome fireplace, bay window and Jack and Jill bathroom. A further bedroom enjoys its own characterful en-suite, perfectly blending contemporary comforts with period charm.

Ascending further, the upper floors continue to tell the story of the house. An enchanting guest bedroom, additional family bedrooms and beautifully shaped feature windows create delightful spaces for children, visitors or creative pursuits. A charming reading or art nook enjoys elevated views across the village rooftops, while outside the gardens wrap around the property with sweeping lawns, mature planting, colourful borders and peaceful seating areas. Between the veranda, courtyard and garden, there is always somewhere to enjoy the changing seasons.

If only these walls could speak. One imagines they would tell stories spanning generations, from elegant Victorian gatherings to today's family celebrations. It is a home filled not simply with character, but with soul.







Shopping List	Jobs
Onions 1.00	Wash & dry
Bread	
Milk	
Eggs	
Cauliflower	
Coffee	

Calendar
M
T
W
T
F
S
S

GRANT & MAX
BURLINGTON GREEN
BILLINGHAM MARKET
LONDON E11 2 2

Perfectly positioned in the very heart of Westcott, this is village living at its most appealing. Looking across the green towards the beautiful parish church, there is an unmistakable sense of community here. Neighbours know one another, local events bring residents together throughout the year, and everything from local shops to the welcoming pub, is just a gentle stroll from the front door. It is the sort of place where life naturally slows to a more comfortable pace.

Families are particularly well served, with village shops, the highly regarded Surrey Hills All Saints Primary School at the centre of village life, while an excellent choice of secondary schools can be found in nearby Dorking. Commuters enjoy easy access to Dorking, Guildford and beyond via regular bus services, with nearby railway stations offering direct routes towards London. The A24 and A25 are also within easy reach, making travel across Surrey and into the capital refreshingly straightforward.

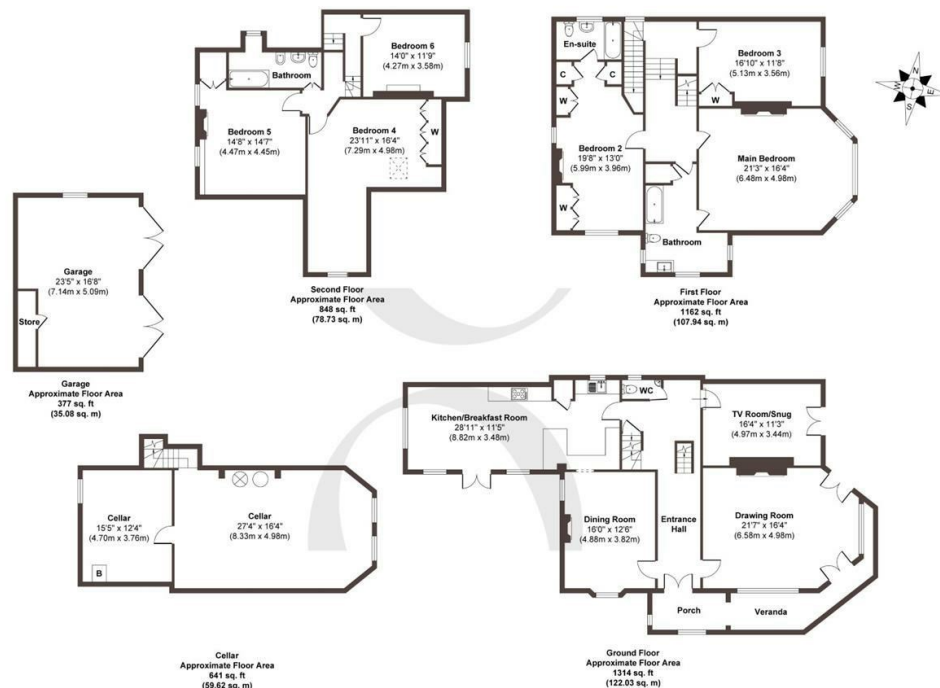
For those who love the outdoors, few locations compare. Endless countryside walks begin almost from the doorstep, with the Surrey Hills National Landscape, Leith Hill, Ranmore Common, Box Hill and miles of woodland trails providing year-round opportunities for walking, cycling and horse riding. Local favourites include The Prince of Wales pub, perfect for leisurely lunches, a pretty walk for coffee at Coffee in the Copse and in nearby Dorking, you can explore the independent shops, antique stores and weekly markets that give the area its enduring charm. Westcott effortlessly combines village warmth with exceptional countryside, making it one of the Surrey Hills' most sought-after places to call home.







The Details



Approx. Gross Internal Floor Area 4342 sq. ft / 403.40 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

- Forming the imposing wing of a distinguished Victorian residence, beautifully rich in history and architectural character.
- Magnificent reception rooms of exceptional proportions.
- Soaring ceilings adorned with intricate cornicing, ornate ceiling roses and exquisite period detailing.
- Beautiful original architectural features throughout, including sash windows, decorative tiling, wide hallways, elegant staircases and characterful fireplaces.
- Six double bedrooms, offering flexible accommodation for growing families.
- Three beautifully appointed bathrooms, thoughtfully balancing contemporary comfort with period charm.
- Delightful gardens featuring lawns, colourful borders, a charming veranda and a secluded courtyard.
- Gated, secure, driveway providing generous off-road parking alongside a detached garage, EV charging point.
- Perfectly positioned in the very heart of Westcott village, overlooking the picturesque historic church, with a true sense of community on the doorstep.
- A remarkable home where Victorian grandeur, thoughtful interior design and village life come together to create something genuinely special.

Energy Performance Certificate (EPC)

Band D

Council Tax Band

G



STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved