



WOODLANDS

Westcott, Dorking, Surrey



A SUBSTANTIAL FAMILY HOME

Laid over two floors, offering over 5,300 sq ft of immaculate living accommodation, swimming pool, tennis court and all set within wonderful landscaped gardens of over 3.3 acres

Summary of accommodation

Basement: Basement | Sauna

Ground Floor: Kitchen/breakfast room | Utility | Sitting/dining room | Drawing room | Study | Family room
Guest bedroom with en suite cloakroom | Boot room | Boiler room | Two further cloakrooms

First Floor: Principal bedroom suite with dressing room and en suite bathroom
Five further bedrooms, three with en suite bathrooms | Family bathroom | Laundry room

Outbuildings: Double garage | Single car port | Double garage port
Stables with planning permission to convert into an annexe REF: MO/2024/0850 | Store

Swimming pool | Tennis court

In all about 3.37 acres

Distances: Local towns: Abinger Hammer 2.7 miles, Dorking 3.2 miles, Reigate 10 miles

Train stations: Dorking station 3.2 miles (London Waterloo from 53 minutes, London Victoria 56 minutes)
Holmwood station 6.2 miles (London Victoria from 70 minutes), Leatherhead station 8.1 miles (London Waterloo 45 minutes
London Victoria 51 minutes) Guildford mainline station 10.6 miles (from 32 minutes to London Waterloo).

Roads: A3 Ockham 10.2 miles, M25 (Leatherhead Junction 9) 8.8 miles

Airports: London Gatwick 14.9 miles, London Heathrow 26.0 miles

(All distances and times are approximate)



SITUATION

Woodlands enjoys a prime position on the edge of the charming village of Westcott, which offers an excellent selection of amenities, including convenience stores, the popular Prince of Wales pub and a thriving cricket club, while remaining within easy reach of the historic market town of Dorking.

Set within the Surrey Hills Area of Outstanding Natural Beauty, the location combines rural tranquility with rich historic appeal. The landscape provides far-reaching views and extensive opportunities for walking, cycling and outdoor pursuits directly from the doorstep. Nearby towns and villages add further character, distinguished by period architecture, independent shops and inviting cafés.

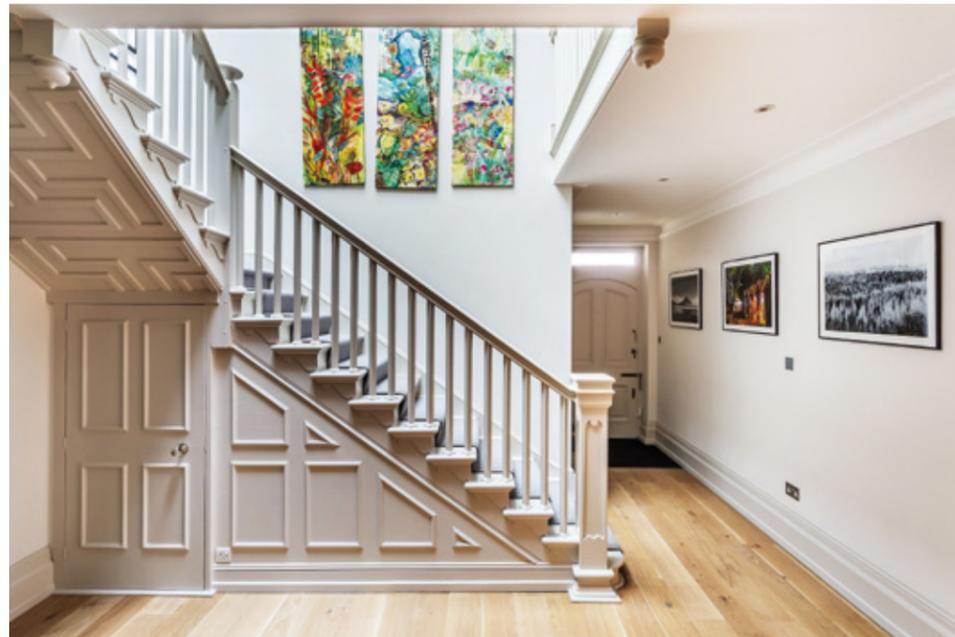


Despite its peaceful setting, Westcott is well connected, with direct rail services to London available from Dorking station in just under an hour. Together with excellent local schooling and a comprehensive range of amenities, the area offers an enviable blend of refined country living and convenient city access.

The areas surrounding Westcott offer an impressive array of activities to enjoy. Box Hill provides sweeping views across the Surrey Hills, together with an extensive network of walking and cycling routes. Nearby, the renowned Denbies Wine Estate- one of England's largest vineyards- invites visitors to enjoy guided tours and tastings. Dorking Halls presents a varied calendar of theatre film and live performances. For those who relish the outdoors, the Deepdene Trail provides a scenic route through historic parkland, and Leith Hill- the highest point in southeast England- rewards walkers with remarkable panoramic views. Historic Polesden Lacey, a celebrated National Trust property, provides a picturesque setting for leisurely strolls through elegant gardens and rolling parkland. For beer lovers, Dorking Brewery offers a great selection of locally brewed craft beers and ales, and a visit to their taproom is a fantastic way to sample the town's brewing heritage.

Whether you're drawn to outdoor adventure, cultural exploration or the area's rich heritage, Westcott and its surroundings offer an exceptional blend of experiences.

There are several excellent schools in the area including Surrey Hills All Saints Primary School in Westcott, The Priory C of E School and Ashcombe school both in Dorking, RGS Surrey Hills in Mickleham, St Teresa's in Effingham, Manor House School in Bookham, St John's School in Leatherhead, Duke of Kent in Ewhurst.



THE PROPERTY

Woodlands is a substantial period home dating from 1901, refurbished and extended by the current owners. The accommodation extends to around 5,300 sq ft and is presented to a high standard throughout.

The kitchen/breakfast room features skylights, a beautiful hand-made kitchen, integrated appliances and a central island, opening onto a terrace with elevated views. Adjoining this space is an open-plan sitting/dining room ideal for everyday living and entertaining. The dual-aspect drawing room enjoys excellent garden views and includes a log-burning stove. A study, family room, utility room, cloakroom and a ground-floor guest bedroom with en suite complete the main level. The lower ground floor provides a basement with sauna, used as a gym and wine store.

The bedrooms are well arranged for family living with the principal bedroom enjoying the curved bay windows with garden views, adjoining dressing room and en suite. There are five further bedrooms, three with en suites and a family bathroom complete the first floor, along with a conveniently placed laundry room.





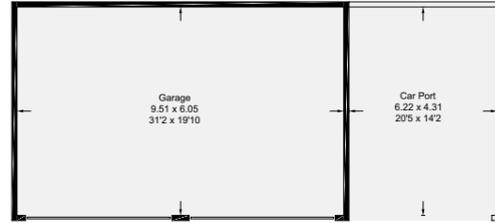




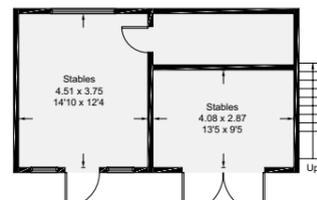
⬜ = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

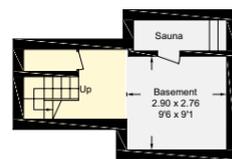


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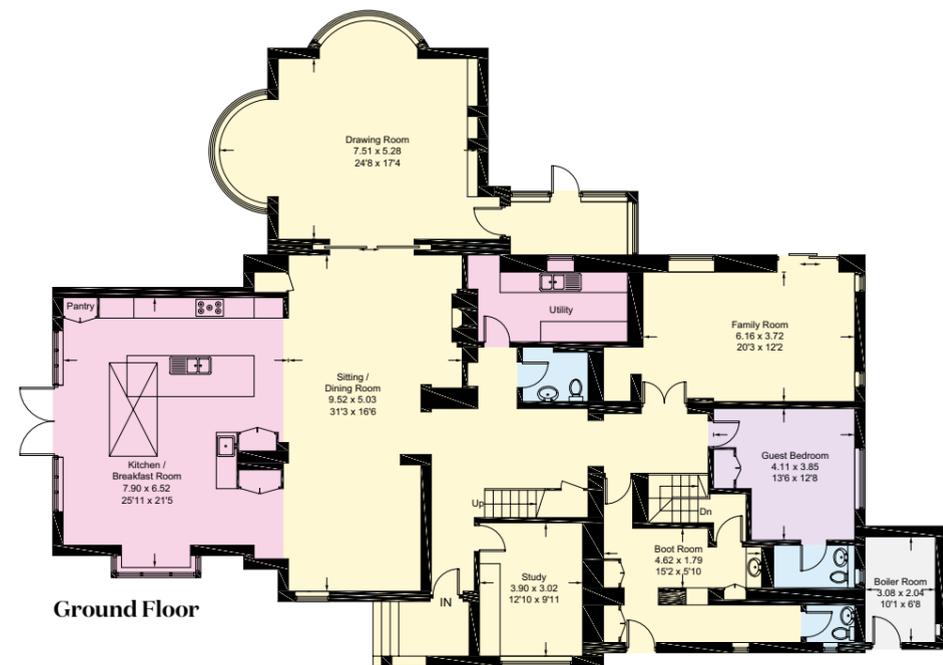


(Not Shown In Actual Location / Orientation)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Basement



Ground Floor



First Floor

Approximate Gross Internal Area
 490.8 sq m / 5283 sq ft, Basement = 17 sq m / 183 sq ft
 Outbuildings = 113.9 sq m / 1226 sq ft (Including Garage / Boiler Room / Excluding Car Ports / Void)
 Total = 621.7 sq m / 6692 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

The house is approached via a sweeping driveway that winds through the gently sloping front garden, dotted with mature specimen trees. At the top of the drive is a substantial garage with attached carport, a further double carport and a store.

To the rear, expansive lawns, well-stocked borders and established trees frame the swimming pool, creating a wonderfully private setting with views on to the hills of Ranmore. Beyond this, on a lower terrace, lies the tennis court and a further area of woodland.

Planning permission has been granted to convert the existing stables into a gym with shower room and TV room above. Further information can be found via the Local Authority using Ref: MO/2024/0850.







PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority: Mole Valley Borough Council: 01306 885001

Council Tax: Band: H

Energy Performance Certificate: D

Tenure: Freehold

Directions (Postcode: RH4 3LJ)

What3words: ///melon.along.cove

Viewings: Viewing is strictly by appointment through Knight Frank.

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