

Small Cottage Logmore Lane, Westcott, Surrey, RH4 3JN

Asking Price £700,000









- CHARMING DETACHED HOME
- PICTURESQUE RURAL SETTING
- OPEN PLAN KITCHEN/BREAKFAST WITH UTILITY
- MASTER BEDROOM WITH JULIET BALCONY
- DELIGHTFUL WALLED GARDEN
- ENVIABLE POSITION WITH STUNNING VIEWS
- SPACIOUS & VERSATILE ACCOMMODATION
- TWO FURTHER RECEPTIONS ROOMS
- PRIVATE LANE WITH GATED DRIVEWAY
- SOUTH FACING TERRACE

Description

An exciting opportunity to acquire this beautifully presented three-bedroom detached home, enviably positioned in a picturesque rural setting on the outskirts of Westcott. Thoughtfully refurbished in recent years, the property combines stylish contemporary interiors with stunning views across the surrounding countryside, together with a private east-facing walled garden.

The accommodation is both spacious and versatile, offering an excellent balance of reception and living space. A particular highlight is the open-plan kitchen, which enjoys attractive garden views and is fitted with a comprehensive range of units, integrated appliances and granite work surfaces. Adjacent to the kitchen is a flexible reception area, currently arranged as a home office, while a separate utility room with WC.

The dining room has been tastefully updated and features a tiled floor, panelled feature wall and double doors opening onto a south-facing patio, creating an ideal space for entertaining. The generous dual-aspect sitting room is flooded with natural light and benefits from engineered oak flooring, a charming log-burning stove and double doors.

The first floor comprises three well-proportioned bedrooms, all enjoying varying aspects with far-reaching views over the surrounding countryside. The impressive principal bedroom (19'6" x 13'5") benefits from a dual aspect and a Juliet balcony, perfectly positioned to take advantage of the delightful outlook. The bedrooms are served by a spacious and beautifully appointed family bathroom featuring a walk-in shower.

Externally, the property is approached via a shared gated driveway providing off-road parking, together with a small front lawn. The principal garden is east-facing and predominantly laid to lawn, enclosed by an attractive walled boundary. A large south-facing patio and raised decked seating area provide excellent spaces for al fresco dining and entertaining while enjoying the property's tranquil rural surroundings.

Planning permission has previously been granted for a single-storey rear extension under Mole Valley application number MO/2022/0122, offering scope for further enlargement, subject to any necessary consents.

Situation

The property is situated on the outskirts of Westcott village, surrounded by acres of open farmland and woodland, offering immediate access to miles of outstanding walking, cycling and riding countryside within the Surrey Hills Area of Outstanding Natural Beauty.

The centre of Westcott, with its village shops, primary school, church and public house, is just over one mile away, while Dorking town centre lies approximately three miles distant and provides a comprehensive range of amenities, including a variety of national and independent retailers, restaurants, cafés and pubs, together with the recently refurbished White Horse Hotel.

A highly regarded selection of schools can be found in Dorking, including Powell Corderoy Primary, St Paul's, The Priory and The Ashcombe School, amongst others. Guildford town centre is approximately 10 miles away and offers an extensive range of further shopping, leisure and cultural facilities.

Leisure facilities in the area include The Dorking Halls, which hosts live performances and cinema screenings, alongside an adjacent leisure centre. The town also benefits from a number of doctors' and dental surgeries.

Transport links are excellent, with Dorking offering three railway stations providing services to London, the South Coast, Guildford, Reigate, Redhill, Gatwick Airport and beyond. The M25 can be accessed at Junctions 8 and 9 (Reigate and Leatherhead), while Gatwick Airport is approximately 14 miles away.

Nearby Denbies Wine Estate, the UK's largest vineyard, offers tours, tastings, a shop and restaurants, providing a popular local leisure destination.

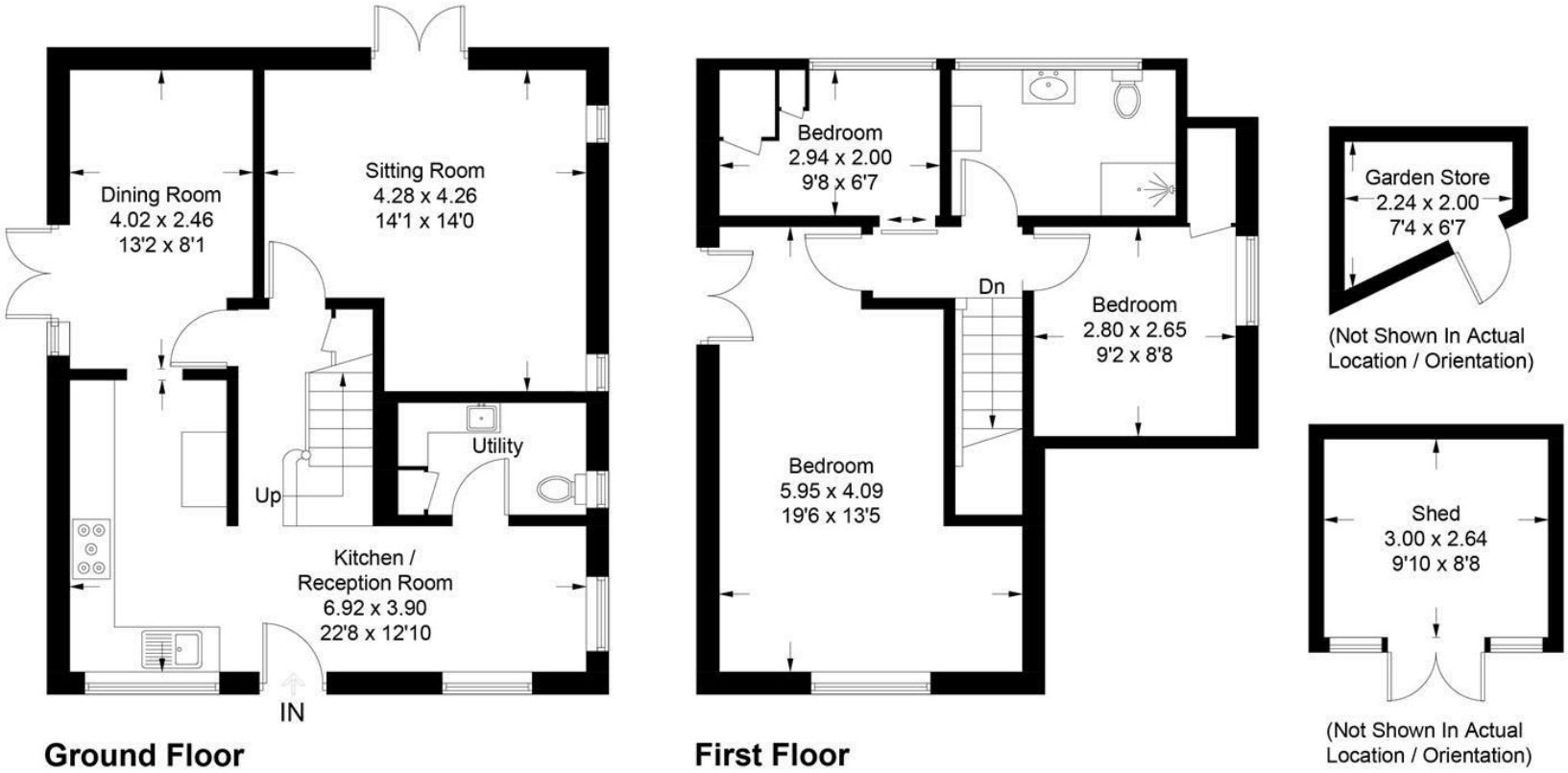
Tenure	Freehold
EPC	D
Council Tax Band	E







Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft
Garden Store / Shed = 11.2 sq m / 120 sq ft
Total = 113.2 sq m / 1218 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 decisions reliant upon them. (ID1046173)

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