



Westhumble Street, Westhumble, Dorking



An elegant mews house in Westhumble, Dorking.

Built in 2009, the property is located within a prestigious gated development and has been beautifully maintained by the current owners.

The main entrance hall leads you towards a striking sitting room with a feature bay window overlooking the rear garden and communal grounds. The kitchen is beautifully presented with built-in appliances and a range of cupboards and draws throughout, there is also a seating area in the front bay window overlooking the front garden. Off the reception room is a dining area and private study, as well as a downstairs WC, which is located in the entrance hall.



Guide price: £1,125,000

Tenure: Freehold

Local authority: Mole Valley District Council

Council tax band: G



On the first floor, you arrive at a large entrance hall which allows access to three bedrooms, all of which are en suite.

Outside of the property, there is a well-maintained walkway leading to the front door from the private parking area. The rear garden has a private patio area and lawn, which leads out on to the communal grounds, which measure approximately 4 acres in total.

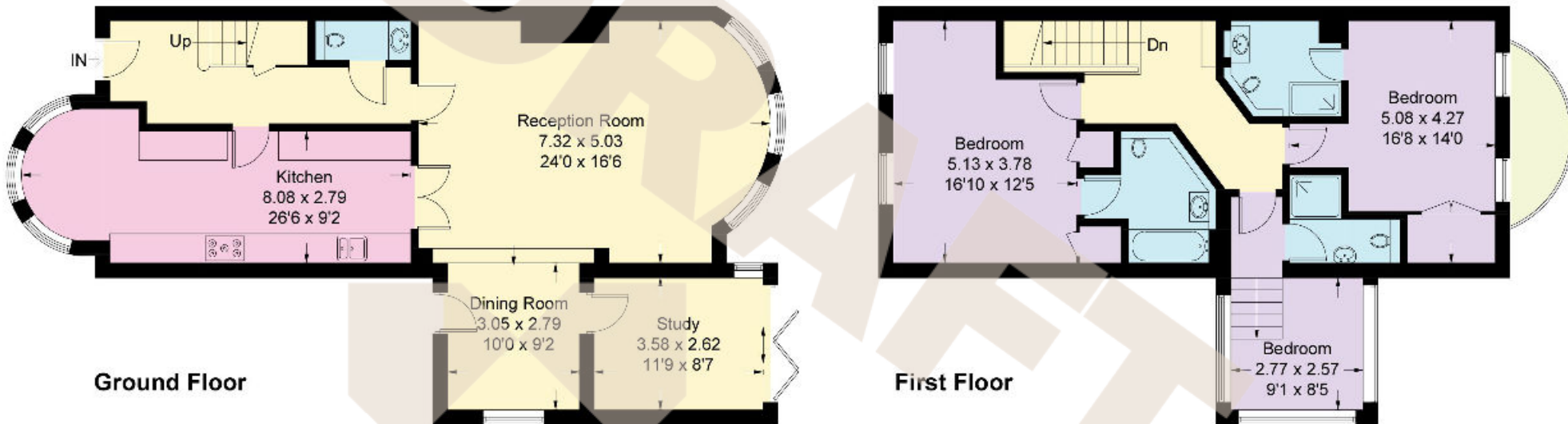
Ideally situated with direct rail links to London in less than 1 hour (London Waterloo) and 25 miles by road, and 5.3 miles from the M25 (J9), making both Gatwick and Heathrow airports easily accessible. Some of the nearby schools include Downsend, St Theresa's, St John's, Boxhill School and Epsom College. The village of Westhumble is set between the towns of Dorking and Leatherhead at the base of Box Hill - an area of countryside well known for its outstanding natural beauty, much of which is owned by the National Trust. These nearby town centres, with their excellent shopping and recreational facilities, are within easy reach on the A24.





Westhumble Street, RH5

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs and videos dated December 2022.

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