

Westcott Hill House, Westcott, Dorking





A fabulous village house with superb modern internal spaces and delightful external architecture.

Summary of accommodation

Main House

Entrance hall | Drawing room | Study | Dining room
Kitchen/breakfast room | Utility room | Lift

Principal bedroom suite | Five further bedrooms

Two further bath/shower rooms

Garden and Grounds

Double garage with loft over | Garden store
Mature gardens

In all about 0.5 acres



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Situation

Westcott Hill House is conveniently located on the edge of the village with Dorking less than 1.5 miles away. Dorking provides a broader range of shopping services for everyday needs. The larger regional centres of Guildford (12.7 miles) and Horsham (14.5 miles) offer a wider range of shopping, business, cultural and recreational services.

Communications are superb, with the A24 being about 2 miles away, providing direct access to London, Heathrow, the M25 and the national motorway network. There is a fast train service from Dorking direct to London Victoria or Waterloo taking between 46 and 60 minutes. The area is renowned for its country pursuits with racing at Sandown, Epsom and Kempton, hunting with the Surrey Union and with polo at Cowdray Park and Hurtwood Park. Golf can be played at Beaverbrook in Leatherhead, Betchworth in Dorking, Wentworth in Virginia Water and Walton Heath in Walton on the Hill.

There are several excellent schools in the area including The Duke of Kent at Ewhurst, St Johns School at Leatherhead, Charterhouse at Godalming, St Catherine's at Bramley, Cranleigh, Amesbury at Hindhead, St Edward's at Witley, Bedales at Petersfield, Cranmore at Horsley and Wellington College which has a direct train link from Dorking Deepdene.

Airports: London Heathrow 27 miles, London Gatwick 17 miles

(Distances and times approximate)



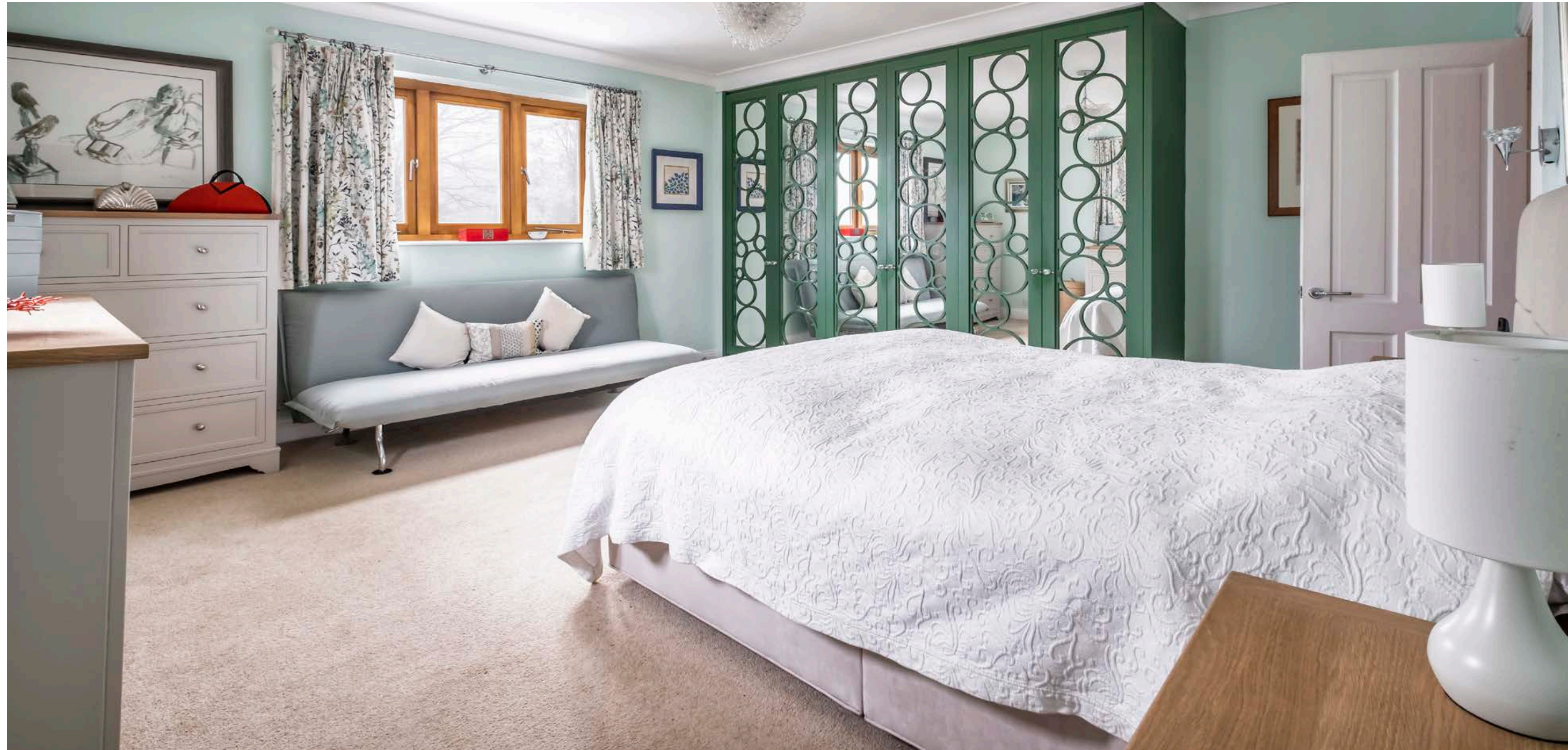
Westcott Hill House

Westcott Hill House is a fabulous extensive modern family home with extraordinary light and expansive internal spaces that bely the seemingly traditional exterior that is modelled and finished to be sympathetic to the local vernacular.

The generous accommodation comprises an entrance hall, study and drawing room as well as a dining room, all with views over the most attractive garden. There is also a kitchen/breakfast room and utility room. To one side of this is both access to the double garage and the first floor via a lift.

On the first floor there are six bedrooms and three bath/shower rooms.







Garden and Grounds

The house sits in the midst of the most delightfully landscaped gardens consisting of lawns surrounded and interspersed with cleverly planted herbaceous borders, flower beds, specimen trees and shrubs.

Outbuildings

Attached to the house is a double garage with additional loft storage and garden store to the side.



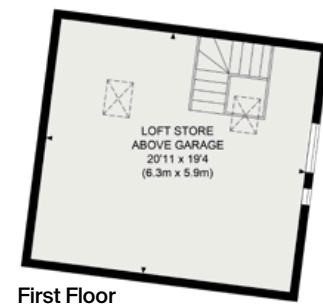
Approximate Gross Internal Floor Area

4,778 sq ft / 443.9 sq m

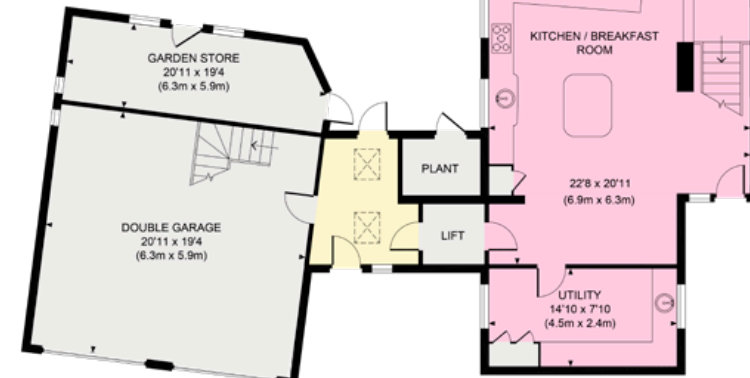
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



First Floor



Ground Floor



Property Information

Tenure: Freehold.

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

Local Authority: Mole Valley District Council - 01306 885001

Council Tax Band: H

Energy Performance Certificate Rating: Band D

Directions (Postcode: RH4 3JY)

From Guildford follow the A25 towards Dorking. Follow this road through the villages of Gomshall, Abinger Hammer and Wotton in Westcott. After passing the church on your right-hand side, turn left onto Westcott Heath. Just before bearing left onto Logmore lane the entrance of Westcott Hill House is directly across on the right.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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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