

1 The Pound, Westcott Street, Dorking

A superb semi-detached cottage on a private lane in Westcott.

Summary of accommodation

Ground Floor - Kitchen/dining room | Lounge | Cloakroom

First Floor - Principal bedroom with en suite shower room
Two further bedrooms | Family bathroom

Garden and grounds - Single garage | Garden

Distances

Dorking 2.6 miles (London Waterloo from 46 mins, London Victoria from 60 mins),
Guildford 10.5 miles, Cranleigh 10.8 miles, Horsham 14.8 miles

Airports: London Heathrow 27 miles, London Gatwick 15 miles

(Distances and time approximate).



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Location

1 The Pound is positioned in the desirable village of Westcott which is conveniently located in The Surrey Hills Area of Outstanding Natural Beauty, just to the west of Dorking that provides a broad range of shopping services for everyday needs.

The larger regional centres of Guildford and Horsham 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. 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 a number of 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



1 The Pound

1 The Pound is a modern property built in 2011 with part tile, brick and rendered elevations located in the highly desirable village of Westcott. This house offers delightful internal spaces on the ground floor together with surprisingly extensive first floor accommodation.

From the front door the hall leads past the bright and airy kitchen/breakfast room to the lounge from which French doors lead into the garden. Upstairs, the property features an en-suite principal bedroom, two additional bedrooms and family bathroom, providing space for family or guests.





Garden and Grounds

To the rear of the property a terrace leading to the garden primarily laid to lawn with a range of shrubs and a storage shed. There is also a drive at the front of the property leading to the garage as well as an attractive garden.

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.

Council Tax Band: Band F

Energy Performance Certificate Rating: Band C

Directions (Postcode: RH4 3NU)

From Guildford following the A25 towards Dorking. Follow this road through the villages of Gomshall, Abinger Hammer and Wootton into Westcott. At the village green, turn left into Westcott Street. At the 't' junction turn left and immediately right across the road, into The Pound. Proceed straight ahead for about 80 meters and 1 The Pound will be found directly ahead.

Viewings

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



Approximate Gross Internal Floor Area

105.1 sq m / 1131 sq ft

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.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford, Surrey

GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

James Grillo

01483 565171

guildford@knightfrank.com



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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