

Hedge End, Milton Street, Westcott, Dorking





Hedge End is a new architecturally designed and generously proportioned home, built at the far end of the sought after private road of Milton Street on the edge of Westcott.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast/family room
Utility room | Sitting/dining room | Guest cloakroom

Mezzanine Floor: Bedroom with ensuite shower room

First Floor: Three bedrooms | En suite bath/shower room
Family bathroom

Garden and Grounds

Drive | Parking | Turning area | Two terraces
External store | Shed with log store | Tractor shed



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Situation

Hedge End is positioned in an idyllic situation being one of the last houses on the historically important road of Milton Street. The bucolic location belies the convenience of the position on the edge of Dorking less than 2.5 miles away. Dorking provides a broader range of shopping services for everyday needs. The larger regional centres of Guildford (12.5 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, 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 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.

Distances

Dorking station 2.4 miles (direct trains to London Victoria 46 minutes or London Waterloo 60 minutes), Guildford 12 miles, Horsham 15.2 miles

Roads: A24 2.6 miles

Airports: London Heathrow 23.5 miles, London Gatwick 14 miles

(Distances and times approximate)



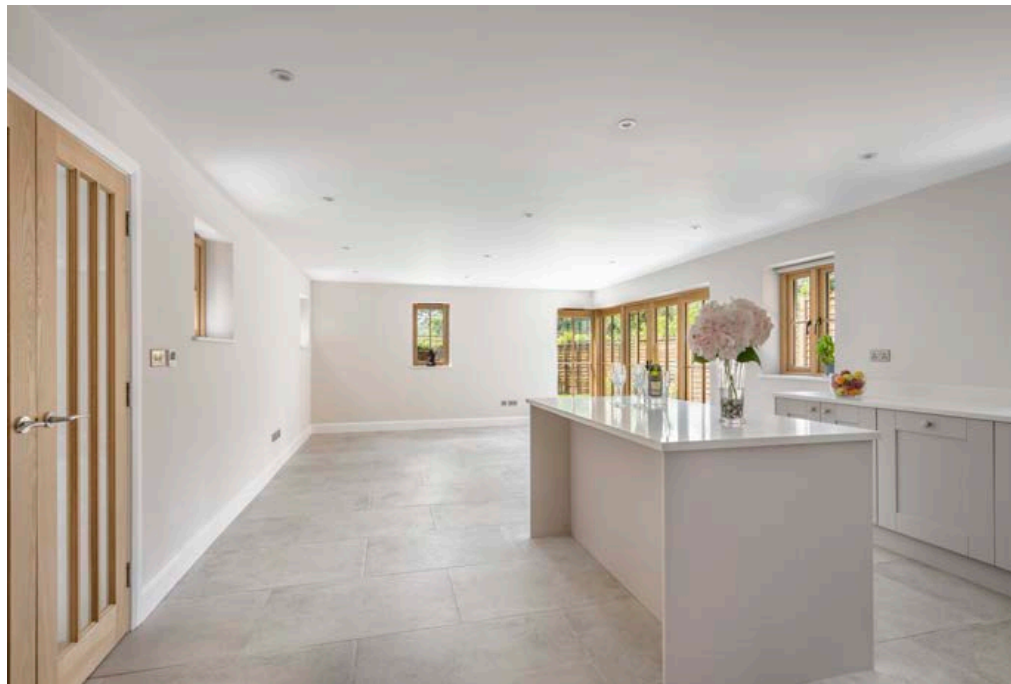
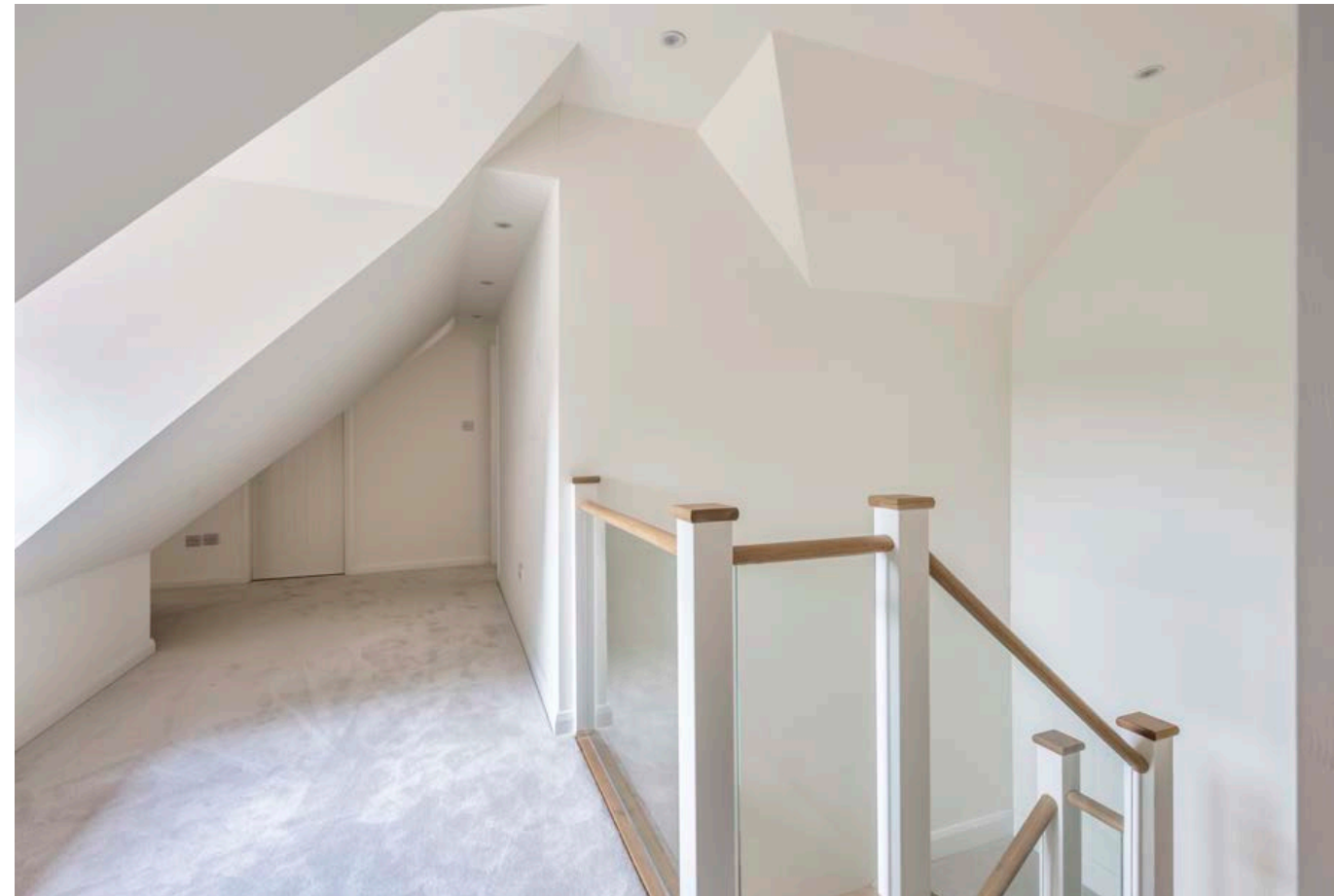
Hedge End

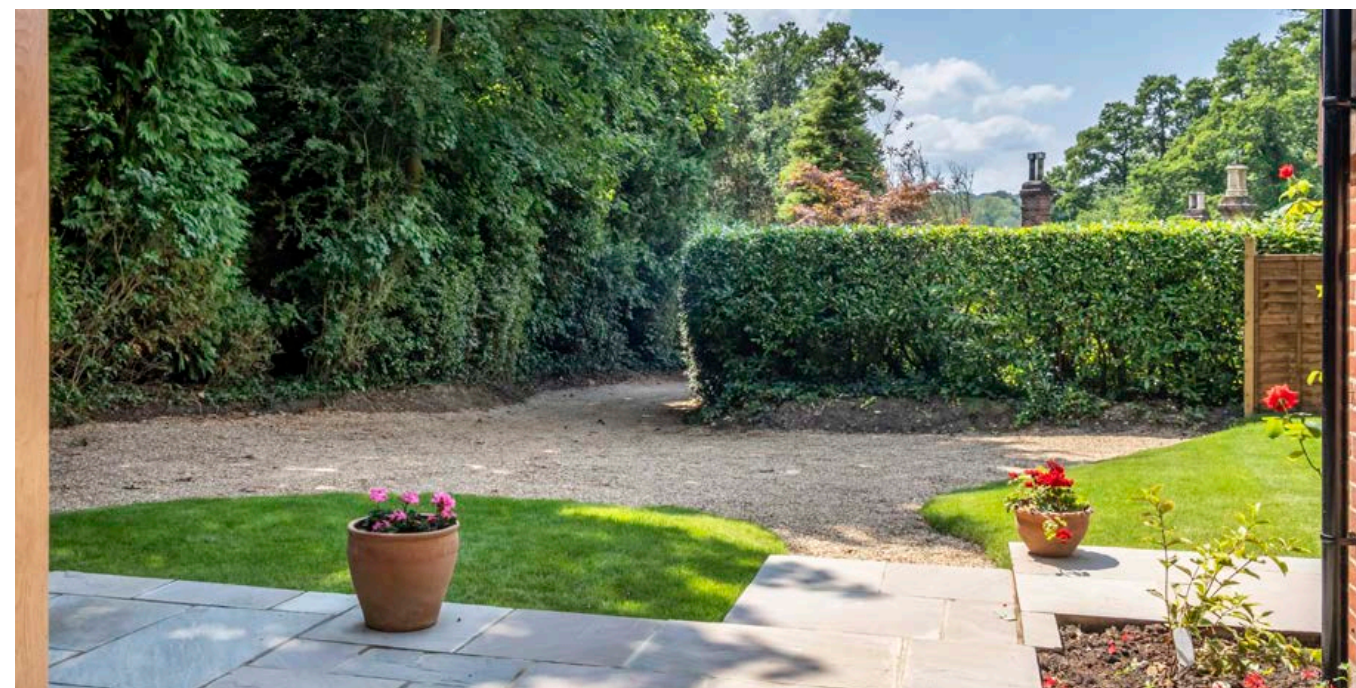
A stunning new built home in a superb position with generous accommodation and entertaining spaces.

The accommodation comprises a welcoming entrance hall, substantial sitting/dining room and an amazing kitchen/breakfast/dining room with a utility room and cloakroom.

There is also a massive subterranean store area to the rear of the house.

On the first and mezzanine floors there are four generous bedrooms with two ensuite shower rooms and a separate family bathroom. In addition, there is a wine cellar.





Outbuildings

There is a tractor shed and further storage shed with log store to one side in the garden.

Garden and Grounds

To the front of the house is a drive, parking and turning area with a lawn to one side and a superb terrace running along the south and west elevations of the house. To the rear of the house is a larger terrace beyond which is a sweeping lawn leading to an area of mature woodland.

Approximate Gross Internal Floor Area
 Main House 2,473 sq. ft / 229.74 sq. m
 Outbuildings 281 sq. ft / 26.13 sq. m
 Total 2,754 sq. ft / 255.87 sq. m



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and air source heat pump.

Local Authority: Mole Valley District Council – 01306 885001

Council Tax Band: Band C

Energy Performance Certificate Rating: Band C

Directions (Postcode: RH4 3PX)

What3words: ///loud.gave.basis

From Guildford follow the A25 towards Dorking. Follow this road through the villages of Gomshall, Abinger Hammer and Wotton in Westcott. After passing the village green on your left-hand side, proceed through the village passing the various shops and the pub. On leaving the village, turn right into Milton Street. Proceed to the far end of the road and Hedge End will be found on the left hand side.

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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