



Cleveland Court, Westhumble Street

Westhumble, Dorking, RH5

HAMPTONS
INTERNATIONAL

Beyond your expectations

A superb mews-style house in about 3.7 acres of communal grounds.

Entrance Hall | Cloakroom | Sitting Room | Kitchen/Breakfast Room | Two Bedrooms Both Ensuite
Bathrooms | Gardens | Communal Gardens | Private Parking

Guide Price £675,000 Freehold

Description

An elegant and well-proportioned mews-style property finished to the very highest standard with superbly appointed accommodation with high ceilings, decorative cornicing, lime stone fireplace with gas coal effect fire and double glazed sash windows. There is an entrance hallway with cloakroom. The excellent kitchen/breakfast room extends to over 20 ft. and is fitted with an extensive range of units with granite work surfaces complete with integrated Miele appliances and Neff 5 ring gas hob. The sitting room has a most attractive fireplace and a pair of double casement doors leading to the private terrace and overlooking the park-like communal gardens. An elegant staircase leads to a broad first floor landing. The principal bedroom has extensive built in storage and an ensuite bathroom with lime stone finishes and Duravit sanitary ware. This a further double bedroom to the front with ensuite bathroom.

Outside

The development is entered via a pair of automated, secure decorative gates, where a long sweeping driveway leads through the grounds to the gravelled parking area. The property offers two parking spaces. Pedestrian access is then afforded over a natural stone pathway between the houses, with their pretty front gardens with box hedging and lavender pathways. To the rear of the house is a private terrace which over looks the large communal gardens which extend to about 3.7 acres with views across to Boxhill beyond. A separate gated pedestrian access can be found on Westhumble Street.

Location

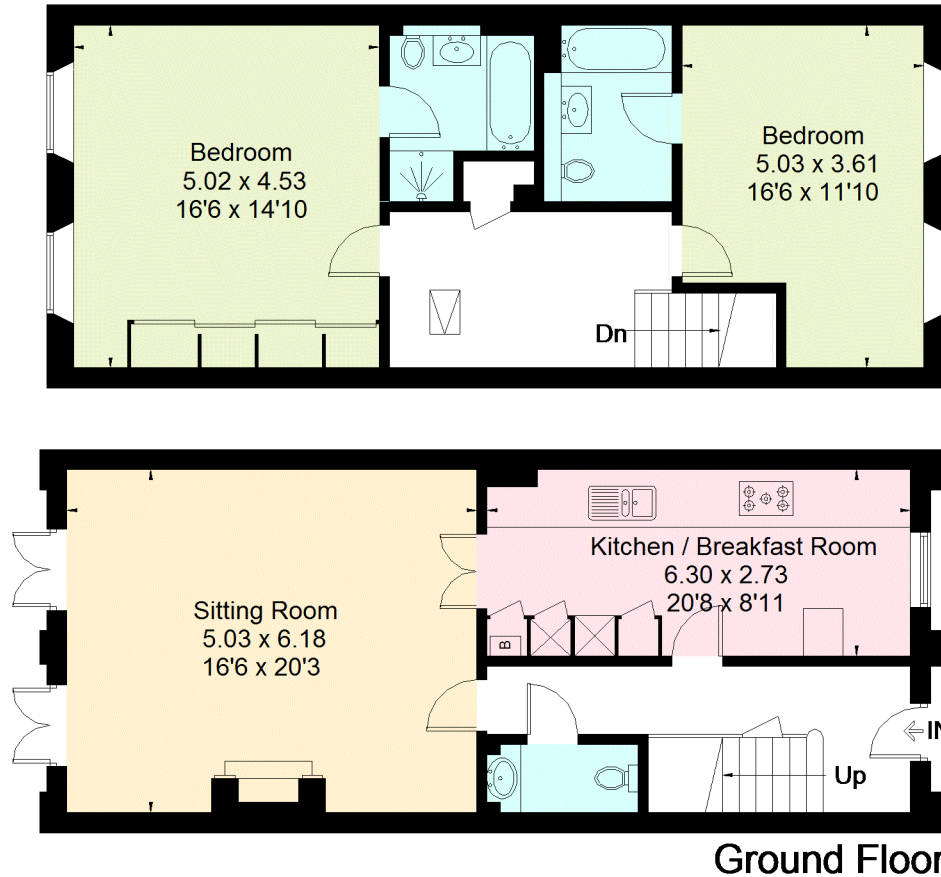
Cleveland Court is a sought after private development within Westhumble. Situated between Dorking and Leatherhead town and at the base of the famous area of Box Hill. Westhumble has a mainline station with services to London and is an area of countryside surrounded by outstanding natural beauty, much of which is owned by the National Trust. Dorking and Leatherhead town centres, with their excellent shopping and recreational facilities, are within easy reach on the A24. The house is a perfect starting point for many local walks, including the North Downs Way.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Approximate Gross Internal Area
127.6 sq m / 1373 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 167690

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

