



The Paddock, Westcott
Dorking, Surrey, RH4



Beyond your expectations

A detached four bedroom home in private road.

Hamptons International

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Entrance Hall | Sitting Room | Dining Room | Kitchen | Cloakroom | Four Bedrooms/One Ensuite Bathroom
| Family Bathroom | Single Garage | Gardens

Guide Price £850,000 Freehold

Description

This detached four bedroom home is offered with no onward chain. The property has been extended in the past with a ground floor bedroom and ensuite, but still offers potential to extend further, subject to planning. It is also in need of some updating. From the entrance hall doors lead to the triple aspect sitting room with open fireplace, kitchen with doors to the walk in larder with slate shelf, cloakroom and doors to the outside. The dining room has a bay window and door leading to the ground floor bedroom, also with bay window and ensuite bathroom. On the first floor there are three bedrooms and family bathroom. The master bedroom is double aspect and has views to Ranmore.

Outside

The plot and garden as a whole is a real feature of this property. Set back from the road, this house provides gravelled parking leading to the garage. There is also a pretty front garden offering an attractive welcome with a small lawn, a rose bed and some mature shrubs. Backing onto other gardens and bordered by mature hedges and trees, the level garden has a sense of being nicely secluded. There is also access to the garage from the garden, ideal for a workshop.

Location

Westcott provides a selection of shopping facilities for every day needs. For more comprehensive shopping or banking facilities the main town of Dorking is about 2 miles distant, with Dorking mainline station providing a

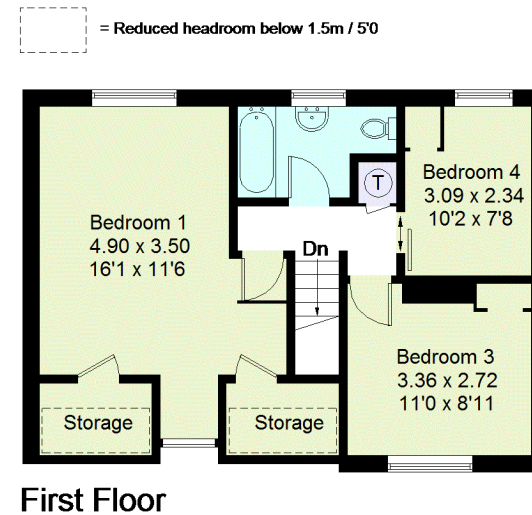
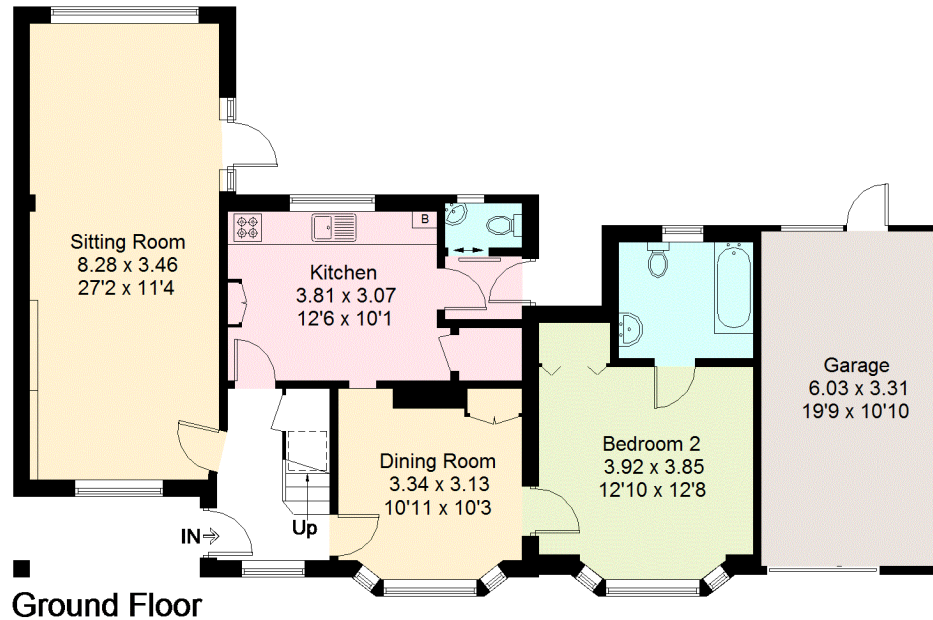
service to Victoria and Waterloo (approximately 45 minutes). Driving in a westerly direction from Westcott the city of Guildford has a fine selection of shopping facilities. Junction 9 of the M25 motorway lies approximately 6 miles to the north. The surrounding countryside is very well known for its excellent walking and cycling and is an area of outstanding natural beauty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Westcott, Dorking

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 163.6 sq m / 1761 sq ft



= Reduced headroom below 1.5m / 5'0

FLOORPLANZ © 2016 0845 6344080 Ref: 170524

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.

