

7 The Paddock, Westcott, Surrey, RH4 3NT

Guide Price £1,000,000









- SUBSTANTIAL DETACHED FAMILY HOME
- SELF CONTAINED ANNEX
- PRIME LOCATION CLOSE TO VILLAGE CENTRE
- MODERN KITCHEN
- ADAPTABLE ACCOMMODATION
- 2881 SQ FT OF ACCOMMODATION
- WONDERFUL SOUTH FACING GARDEN
- SUPERB OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- FIVE BEDROOMS
- THREE BATHROOMS

Description

Nestled in the charming village of Westcott in a sought after cul de sac, This superb detached family home offers both space and versatility. This impressive property boasts five well-proportioned bedrooms and a self-contained annex, making it ideal for multi-generational living or as a guest suite.

Set within mature, south-facing private grounds that extend to approximately 0.2 acres, the home is surrounded by beautifully landscaped gardens, providing a serene outdoor retreat. The driveway at the front ensures ample parking for residents and visitors alike.

Upon entering, you will be greeted by a large open plan kitchen, living, and dining area, which is perfect for family gatherings and entertaining. The bifold doors seamlessly connect this space to the rear terrace, allowing for a delightful flow between indoor and outdoor living. With a generous total area of 2881 square feet, the accommodation is adaptable to suit various lifestyles and needs.

The annex further enhances the appeal of this property, featuring its own open plan kitchen, living, and dining area, along with an ensuite bedroom and dressing area. This additional space provides privacy and comfort, making it a valuable asset to the home.

Situation

Westcott is a thriving village in the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), with a real sense of community and belonging.
Located in a most convenient village centre location within a short walk of the church, pubs, convenience shops, primary school, the village green and reading rooms as well as nearby doctor's surgery.
Dorking Town Centre is within approx. 1.7 miles and offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and Marks and Spencer, local and national shops and restaurants including Michelin rated Sorrel.
The area offers some of the County's finest walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill and Headley Heath all on the doorstep. Denbies, the UK's largest vineyard, is set just outside of the town and offers tours, eating and wine tasting experiences and wonderful countryside.
Dorking Mainline and Deepdene railway stations offer services North to London, South to Horsham and the coast, West to Guildford and beyond, and East to Reigate, Redhill & beyond. The M25 can be accessed at Junctions 8 and 9, Reigate and Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	G







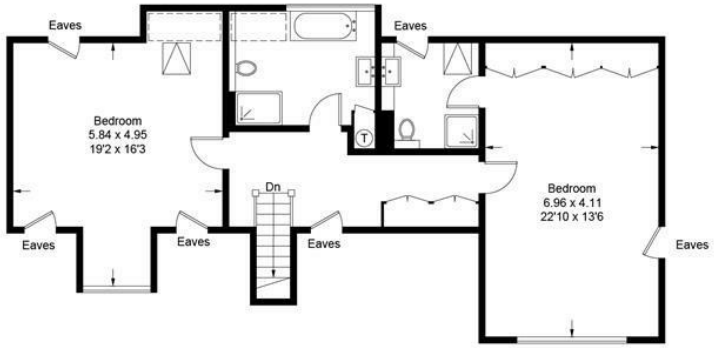
Approximate Gross Internal Area = 267.7 sq m / 2881 sq ft

= Reduced headroom below 1.5m / 5'0

N



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1223247)

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