



Milton Avenue

Westcott

Guide Price £925,000

Property Features

- NO ONWARD CHAIN
- FOUR BEDROOMS & BONUS LOFT ROOM
- CLOSE TO EVERYTHING WESTCOTT VILLAGE HAS TO OFFER
- GENEROUS & VERSATILE LIVING ACCOMMODATION
- MAIN BEDROOM WITH ENSUITE & FITTED STORAGE
- SOUGHT-AFTER CUL DE SAC
- GENEROUS WEST-FACING REAR GARDEN
- INTEGRAL GARAGE & DRIVEWAY PARKING
- EXCELLENT POTENTIAL TO UPDATE
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

NO ONWARD CHAIN A substantial and characterful four-bedroom detached family home, occupying a generous plot in the heart of Westcott and coming to the market for the first time in approximately 60 years. Offering an impressive amount of living space, the property combines distinctive period-style features with a wonderful west-facing garden and provides an exciting opportunity for a new owner to update and personalise. Further highlights include an integral garage, driveway parking and a versatile loft room that you could convert further into a 5th bedroom like others on the road have done STPP.

The attractive exterior immediately gives the house a sense of character, with its Tudor-style detailing, leaded windows and mature front garden. Inside, a spacious entrance hallway sets the tone for the generous proportions found throughout, with useful built-in storage and a downstairs WC. To the front is a bright dining room, centred around an impressive leaded bay window with built-in seating and providing plenty of space for a large dining table. The real heart of the home, however, is the superb extended sitting room. An exceptionally spacious reception area, it features exposed ceiling timbers and a character fireplace, before opening into a light-filled garden room area where an extensive run of windows frames the mature garden beyond. The combination creates a wonderfully versatile living space with plenty of room for both relaxing and entertaining. The kitchen/breakfast room overlooks the garden and is fitted with a comprehensive range of white units and worktops, integrated cooking appliances and space for a breakfast table. A useful boot/utility area leads from the kitchen, providing further storage and convenient access to both the front and rear of the property.

Upstairs, the accommodation continues with four bedrooms. The principal bedroom is particularly generous, with an extensive range of fitted wardrobes and storage together with an ensuite shower room. The remaining bedrooms provide flexible accommodation for children, guests or home working, while the family bathroom is fitted with a bath and wash hand basin, with a separate WC alongside. A further feature is the large loft room, complete with a rear dormer window and accessed via a pull-down ladder. Providing valuable additional space away from the main accommodation, it is ideal for storage or use as a hobby area, or converted into a 5th bedroom (STPP).

Outside

The west-facing rear garden is undoubtedly one of the property's standout features. Generous in both length and width, it has been beautifully established over many years, with a large area of lawn surrounded by mature trees, shrubs and high hedging, creating a wonderfully green and secluded setting. Immediately adjoining the house is a paved terrace, perfectly positioned for outdoor seating and dining, with the garden continuing beyond through established planting to a broad expanse of lawn. The mature landscaping and leafy outlook give the garden a particularly private feel and provide an attractive backdrop to the principal reception room. To the front, a driveway provides off-road parking and access to the integral garage, with established planting adding to the attractive approach.

Milton Avenue is ideally positioned within the sought-after Surrey Hills village of Westcott, surrounded by beautiful countryside while remaining within easy reach of everyday amenities. Dorking town centre is also close by, offering a wider selection of shops, cafés, restaurants, leisure facilities and rail connections.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

Milton Avenue is situated on the edge of some of Surrey's finest and unspoilt countryside. The pretty village of Westcott provides a small selection of shops, village pub, highly regarded school, doctor's surgery, and a village Church. For more comprehensive facilities the town of Dorking lies within proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and Victoria). There are also easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.





Milton Avenue, RH4

Approximate Gross Internal Area = 161.1 sq m / 1734 sq ft
(Excluding Reduced Headroom / External WC & Cupboard)

Loft room = 22.6 sq m / 243 sq ft

Garage = 13.5 sq m / 145 sq ft

Reduced Headroom / Storage & Eaves Storage = 51.7 sq m / 556 sq ft

Total = 248.9 sq m / 2678 sq ft



Reduced headroom below 1.5m / 5'0"



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 any decisions reliant upon them. (ID1336035)



VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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