



Knoll Brow, Logmore Lane, Westcott, Dorking, Surrey, RH4 3JN

£1,350,000 Freehold

Set in a wonderful semi-rural position on Logmore Lane, Knoll Brow is a substantial and highly versatile family home offering six bedrooms in the main house, together with a self-contained annexe. This is all set within approximately half an acre of private gardens and enjoys beautiful views across the surrounding countryside.

The property has an interesting history and has since been thoughtfully transformed and sympathetically modernised to create a substantial and highly adaptable family home arranged over two floors. A particular highlight is the superb, self-contained integral annexe, offering excellent flexibility for multi-generational living, guests, or those seeking dedicated home-working space.

Upon entering, the stylish reception hall provides access to the principal living spaces. At the heart of the home is the impressive kitchen/dining room, measuring approximately 34'8" x 12'11". With its four-oven AGA, it provides a wonderful and welcoming setting for both everyday family life and entertaining. The formal sitting room offers a peaceful retreat, and its adjoining conservatory provides another useful and light-filled living space overlooking the gardens. A separate family room provides further valuable living space, and a newly fitted boot room/utility room provides a practical and stylish space for coats and muddy boots after enjoying the spectacular walks of the Surrey Hills found right on the doorstep. A cloakroom completes the ground floor accommodation.

The first floor provides six well-proportioned bedrooms, each enjoying its own individual outlook. The impressive principal bedroom features built-in wardrobes and a luxurious en-suite bathroom. Bedroom two benefits from an en-suite shower room and a large private terrace, from which there are delightful views across the landscaped gardens and surrounding countryside. Four further bedrooms are serviced by a large modern family bathroom.

The integral annexe provides genuinely self-contained accommodation, with a generous double bedroom with ensuite bathroom, office/second bedroom, cloakroom and a spacious open-plan kitchen/living area. Bi-fold doors open directly onto the garden, creating a lovely connection with the outside space. It is ideally suited to multi-generational living, older children, visiting family or guests, and offers excellent flexibility for home working.

Outside, the property is set within beautifully established gardens extending to approximately half an acre and enjoying a desirable south-easterly aspect. The grounds offer an exceptional degree of privacy, with mature planting and a variety of areas for outdoor dining, entertaining and relaxation. Far-reaching views extend across the surrounding farmland and countryside, while a gently meandering stream and wildlife pond add further character to the setting.

Situated on the outskirts of the sought-after village of Westcott and set in the beautiful Surrey Hills, Knoll Brow offers an unusual combination of substantial family accommodation, a superb self-contained annexe, generous private gardens and wonderful countryside views. Its exceptional flexibility makes it ideally suited to modern family and multi-generational living, while retaining excellent access to Dorking and the surrounding area.



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- Large Family Residence
- Sought-After Location
- Superb South-Easterly Facing Gardens Extending to Just Under Half an Acre
- Countryside Views
- Integral Annexe Suited to Multi-Generational Living
- Six Bedrooms In Main House
- Kitchen/Dining Room
- Spacious Sitting Room with Attached Conservatory
- Four Bathrooms + Two Cloakrooms
- Family Room
- Ample Parking













Approximate Gross Internal Area = 297.8 sq m / 3205 sq ft
Outbuilding = 12.5 sq m / 134 sq ft
Total = 310.3 sq m / 3339 sq ft



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. (ID1325655)