



**patrick  
gardner**  
RESIDENTIAL

2 The Pound Westcott Street, Westcott, Surrey, RH4 3NU

Price Guide £630,000



- SET IN A PRESTIGIOUS DEVELOPMENT
- SPACIOUS KITCHEN BREAKFAST ROOM
- GENEROUS LIVING ACCOMMODATION
- CONSTRUCTED IN 2011
- PRETTY REAR GARDEN WITH VIEWS
- POPULAR WESTCOTT LOCATION
- THREE GENEROUS BEDROOMS
- EN SUITE SHOWER TO MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN

## Description

Situated in a quiet and prestigious gated development in the heart of Westcott, sits this charming mid-terrace, three bedroom, residence built in 2011 and finished to a very high standard throughout. Further benefits include stunning countryside views, allocated parking and a beautifully landscaped garden.

Presented to the market with no onward chain, the property provides generous proportions associated with modern living and combines good EPC efficiency, offering reassurance to potential buyers.

Overlooking the front is the contemporary fitted kitchen offering ample space for dining and socialising. There is a fine selection of 'Bosch' integral appliances, which include an induction hob, electric built under oven, microwave and extractor fan and further appliances include a full size dishwasher and fridge/freezer. A wealth of base and eye-level cupboards are beautifully complimented by the granite worktop surfaces and glass upstand.

There is a spacious ground floor cloakroom/WC positioned between the kitchen and the spacious lounge which is a beautiful room situated at the rear of the property with French glazed doors overlooking and leading out to the garden.

The first floor consists of three generous bedrooms, two of which have built-in fitted wardrobes and the master bedroom further benefits from a modern en-suite shower room. The family bathroom completes this floor and is again finished to a very good standard.

A particular feature of the property is the delightful landscaped rear garden which is tiered with a large paved area providing a wonderful area to relax and unwind and an easy and manageable space. The central summer house frames the garden beautifully and could easily be the ideal retreat to avoid the heat of the sun on those hot summer days ahead.

There are two allocated car parking spaces which are associated with the property.

There is a service charge for the upkeep of the communal grounds and gardens which is currently £1480 pa for 2025.

## 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. The Pound is quietly positioned in a pleasant cul-de-sac just off Westcott Street.

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

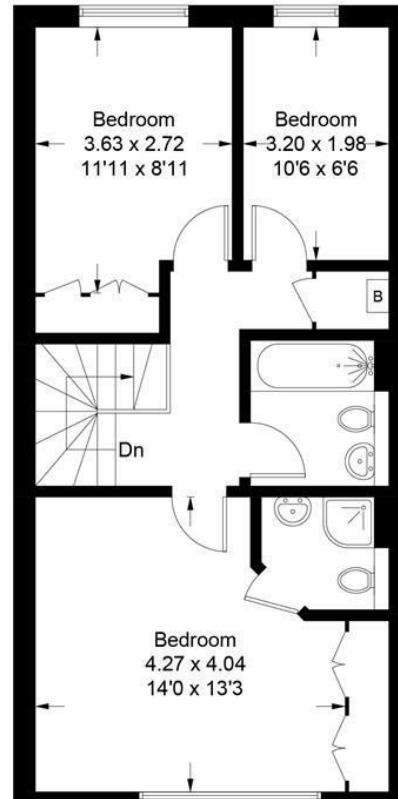
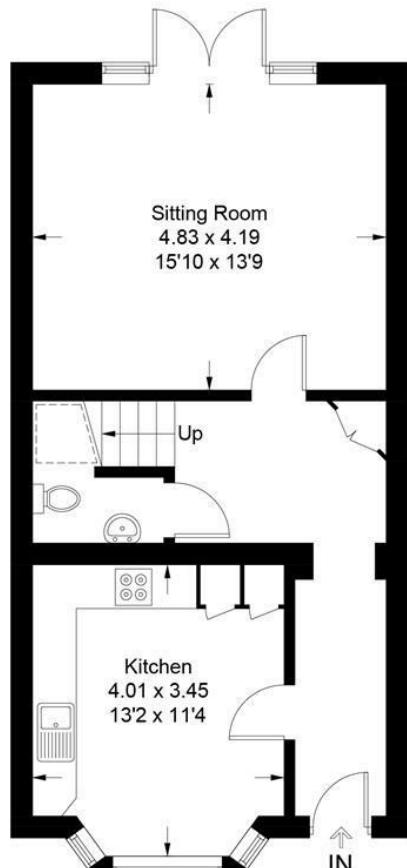
C

### Council Tax Band

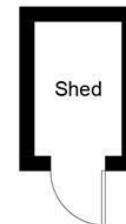
F



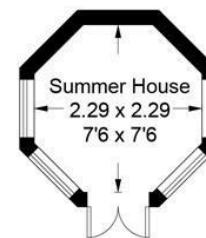
Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft  
 Shed / Summer House = 6.6 sq m / 71 sq ft  
 Total = 107.8 sq m / 1160 sq ft



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

171 High Street, Dorking, Surrey, RH4 1AD  
 Tel: 01306 877775 Email: [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

