



1 Cleveland Farm Cottages Westhumble Street, Westhumble,
Surrey. RH5 6BT

Asking Price £699,950



- ATTRACTIVE FAMILY HOME
- DESIRABLE VILLAGE LOCATION
- PANORAMIC COUNTRYSIDE VIEWS
- OFFERING THREE DOUBLE BEDROOMS
- FURTHER POTENTIAL TO EXTEND STPP
- SUPERB POSITION WITH VIEWS TO BOX HILL
- CLOSE TO MAINLINE STATION
- SPACIOUS & LIGHT ACCOMMODATION
- WEST FACING GARDEN
- DRIVEWAY PARKING

Description

A rare opportunity to purchase this attractive three double bedroom home set in the heart of Westhumble village, occupying a superb position with far reaching panoramic views of the surrounding countryside. Providing bright and spacious accommodation arranged over two floors, further benefits include a mature West facing garden and the potential to extend subject to the relevant consents. Accommodation briefly comprises of an entrance lobby that provides access to all principal rooms. The open plan kitchen/dining room is a particular feature of the home and enjoys views to both the front and rear. The kitchen area includes a selection of white gloss base units, wall units and ample quartz work surfaces. There is also an adjoining utility room and ground floor W.C. The formal sitting room is well presented and offers generous dimensions with a feature log burning stove and built in book shelves. The first floor consists of three double bedrooms serviced by a fully fitted family bathroom. Both the master and second bedroom benefit from breath taking views to Box Hill in the distance. The third bedroom includes a built in wardrobe and is currently arranged as a home office. Externally driveway parking is provided for numerous vehicles, and the property is approached via a pretty front garden with box hedge borders. The rear garden is mainly laid to lawn, West facing and extends to approx. 60 ft with a selection of mature shrubs and trees. There is also a large garden shed and a raised patio area that enjoys the sunny aspect and provides a great place to entertain.



Situation

Cleveland Farm Cottage is set in the heart of the quiet hamlet of Westhumble, a mile away from the historic market town of Dorking, within the Mole Valley district. Moments from the local train station, Box Hill & Westhumble, offering regular services to London Victoria & Waterloo, and to Horsham, and the 465 bus route serving Kingston upon Thames and Dorking. Close by, Denbies - the UK's largest vineyard, The Stepping Stones pub, which is popular with families, ramblers and cyclists, and various National Trust properties. The nearby towns of Dorking and Leatherhead offer a comprehensive range of facilities including: restaurants, shops, supermarkets, weekly markets, state and private nurseries and schools, churches, doctors' surgeries, sports halls and gyms, theatres and cinemas. Surrounded by some of the county's finest walking, riding and cycling countryside including Norbury Park, Headley Heath, and the Surrey Hills (AONB) including Box Hill. The linked village of Mickleham, is home to the parish church, Box Hill School, St. Michael's, the Community Nursery and Infant School, the village hall, as well as two pubs. Gatwick and Heathrow airports are approximately twelve and twenty five miles away respectively, by local roads or the M25 which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

Tenure

Freehold

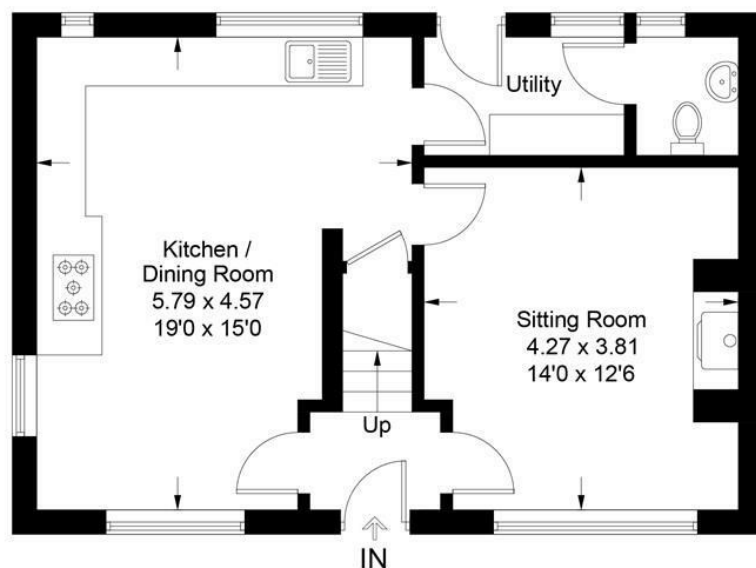
EPC

TBC

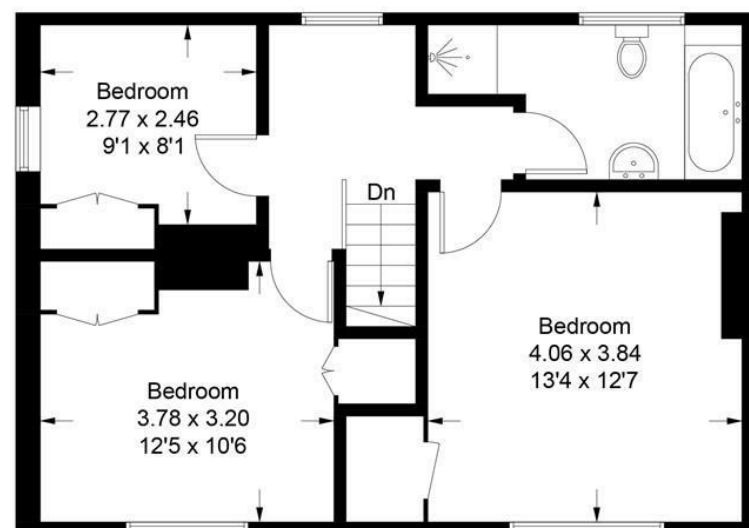
Council Tax Band

E

Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



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. (ID1181740)

www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

