



St. Kilda Pilgrims Close, Westhumble, Dorking, RH5 6AR

Price Guide £1,100,000





- DESIRABLE DETACHED BUNGALOW
- 0.36 ACRE PLOT
- FOUR BEDROOMS
- DETACHED DOUBLE GARAGE
- WALKING DISTANCE TO TRAIN STATION
- RARELY AVAILABLE
- GENEROUS PROPORTIONS
- POTENTIAL TO EXTEND STPP
- DRIVEWAY WITH PARKING
- PRESTIGIOUS CUL DE SAC



## Description

Situated in one of Westhumble's most premier private roads is this rarely available detached chalet style home. Centrally positioned on manicured grounds of 0.36 acres, the property provides extensive accommodation arranged over two floors with further potential to extend STPP. Accommodation comprises an entrance hall that provides access to sitting room and dining room. The double-aspect sitting room is a particular feature of the home with views to both the front and rear gardens with full height windows letting in an abundance of light, a feature fireplace and direct access via sliding patio doors to the rear terrace. The kitchen has been updated in recent years and provides a selection of base units with matching eye level cupboards and ample work surfaces. There is also a separate utility room. To the front of the property is a formal dining room and a spacious home office/fourth bedroom with adjoining shower room. Two further double bedrooms with varying aspects include built-in wardrobes and are serviced by a fully fitted family bathroom. An easy rising staircase leads to the first-floor accommodation where a further double bedroom and adjoining bathroom can be found. Externally the well-maintained grounds provide a good degree of privacy. The rear garden is well screened with mature hedge row borders, a selection of well stocked flower beds and a large patio area providing a great place to entertain. The front is mainly laid to lawn with a selection of trees/shrubs and a sweeping driveway with parking for a number of vehicles. There is also a double detached garage, summer house, garden shed, and laundry room.

## Situation

Pilgrims Close is a highly regarded private residential close set in the heart of the quiet hamlet of Westhumble, approximately a mile from the market town of Dorking, within the Mole Valley district. A short walk away is the local train station, Box Hill and Westhumble, offering regular services to London Victoria & Waterloo, and to Horsham. Close by is Denbies – the UK's largest vineyard, The Stepping Stones pub, which is popular with families, ramblers and cyclists. The nearby towns of Dorking and Leatherhead offer a comprehensive range of facilities including: restaurants, shops, supermarkets, state and private schools, churches, doctors surgeries, sports halls and gyms, theatres and cinemas. The property is surrounded by some of the County's finest walking, riding and cycling countryside including Norbury Park, Headley Heath, and the Surrey Hills (AONB). The linked village of Mickleham, is home to the parish church, St Michaels School, the village hall and 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	D
Council Tax Band	G



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 195.9 sq m / 2109 sq ft  
(Excluding Eaves)  
Outbuildings = 48.8 sq m / 525 sq ft  
Total = 244.7 sq m / 2634 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. (ID986552)  
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