



10 The Rookery, Westcott, Dorking, RH4 3AQ
Guide Price £975,000



J A M E S D E A N
E S T A T E A G E N T S

One of only 10 unique family homes located on a former Country Home Estate within an area of outstanding natural beauty. This home has been fully renovated by the current owner using the highest quality kitchen/utility cabinetry & bathroom furniture. Each window/bi-fold door or balcony now enjoy amazing, mature woodland views.





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Offering over 2000 sqft of versatile living accommodation which includes; spacious entrance hall, cloakroom, kitchen/family designed by locally renowned kitchen/interior company Schmidt, boasting a wonderful centre island with Konig Stone Altisimo counter tops, modern handleless cabinetry, Neff appliances, (steam oven & separate combination oven, warming drawer, induction hob, fridge freezer & dishwasher). Other features a Franke sink with Quooker Pro tap complimented by the handmade glass mirrored tiles from Merano Italy. Whilst you have conventional heating to radiators there is also under floor heating & a woodburning stove. The inside/outside design using three separate bi-fold doors will provide you with an incredible social entertaining space. The utility is of equal quality, beautiful custom-made cabinetry providing more storage, Quartz countertop & space for a stacking washing machine & tumble dryer.

The lounge is flooded with natural light from the large bay feature window & bi-fold doors.

From the spacious landing, doors open to; Master Bedroom Suite, again the use of the bi-fold doors literally feel like you're sleeping under the stars, the bespoke made balcony allows you to enjoy those mature garden & woodland views. The ensuite has been tastefully designed using luxurious furniture, twin sinks, walk-in shower and a further door opening to the balcony.

There are three further double bedrooms & a beautifully specified family bathroom.

Outside, the gardens offer something very different. Whilst having a more traditional garden area you're taken back by the woodland garden which gives off a pure tranquil feeling.









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- Fully Refurbished
- Four Double Bedrooms
- Two Luxurious Bathrooms
- Kitchen/Family Room
- Separate Utility
- Lounge
- Large Rear Garden
- Double Garage Enbloc
- Parking
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales	EU Directive 2002/91/EC	
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Internal Area: 2088.00 sq ft

Tenure: Freehold

Local Authority: Mole Valley

Council Tax Band: F

Do you have a property to sell?

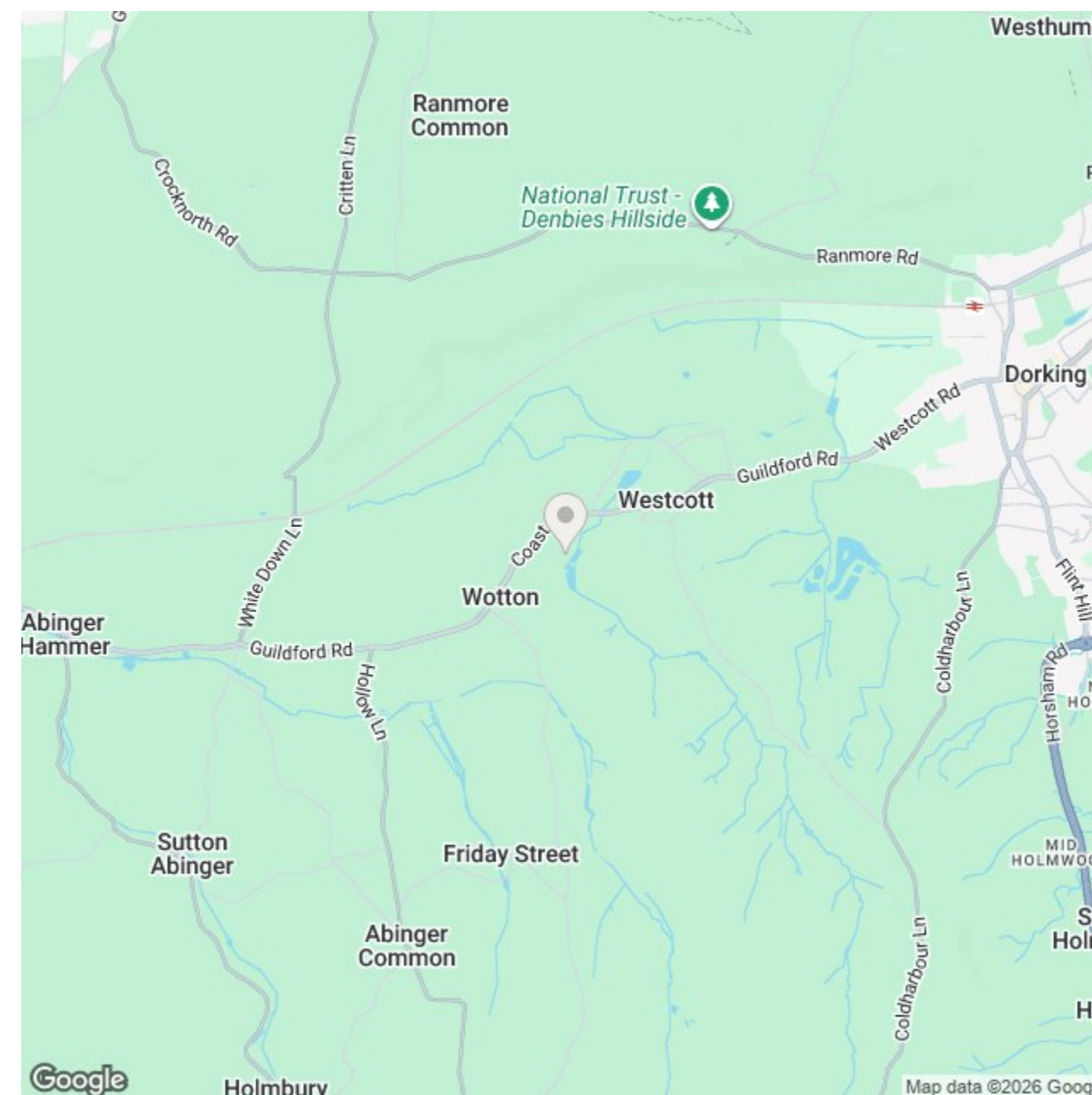
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



FLOOR PLAN



The Rookery, RH4 Approx. Gross Internal Floor Area 2088 sq. ft. / 194 sq.m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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