



The Laurels, 3 Garden Hill, Westcott, Dorking RH4 3NJ

£698,500 Freehold

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- FULLY FITTED SHAKER - STYLE GEORGIA KITCHEN
- INTEGRATED RANGE OF SIEMENS APPLIANCES
- QUARTZ SILESTONE WORKTOPS
- VILLEROY & BOCH SANITARY WARE
- OAK VENETO CREMA LONGBOARD FLOORING
- UNDERFLOOR HEATING TO GROUND FLOOR
- INSULATED GARDEN ANNEX WITH SHOWER ROOM
- PRIVATE GARDEN WITH TERRACE
- TWO CAR PARKING SPACES
- 10 YEAR NEW HOME WARRANTY
- COUNCIL TAX BAND TBC EPC RATING B
- **SAT NAV USERS** – RH4 3NJ

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The Property

Palmerston Securities Limited is proud to present Garden Hill, a development of just four properties including a pair of two bedroom semi-detached homes, a three bedroom detached property and a three bedroom detached home complete with its own insulated garden annexe with shower room, all set in an elevated position with distant views in the sought after Surrey village of Westcott.

'The Laurels' is a delightful, brand new, detached property with a spacious, open plan kitchen/living/dining room with two sets of glazed bi-fold doors leading onto a private garden. A separate study/bedroom 3 as well as the downstairs cloak is off the reception hall. The fully fitted kitchen/breakfast room includes Siemens appliances and quartz silestone worktops. On the first floor the master bedroom features an en-suite shower room complete with Villeroy & Boch suite. Bedroom 2 is served by a family bathroom with quality fittings and finish. In addition to the main residence, the property has a separate garden annexe with shower room, offering space for an extra bedroom, gym, hobby room or studio. Underfloor heating to the ground floor, as well as 'Oak' longboard flooring and fitted carpets to the stairs, landings and bedrooms add the finishing touches.

Situation

Westcott is a thriving village in an area of Outstanding Natural Beauty with a sense of community. Garden Hill is within a short walk of the church, pub, shops, school, green and reading rooms as well as a nearby doctor's surgery. The bustling town of Dorking has many facilities including theatre, recreation centre, plus several restaurants including the superb Michelin starred 'Sorrell'. The three Dorking rail stations offer services to London Waterloo & Victoria. The immediate area offers some of the finest countryside with Westcott Heath, the Surrey Hills, Ranmore, Box Hill, Leith Hill, Headley Heath & Holmwood Common all close by. Denbies, the UK's largest vineyard and the Surrey Hills Brewery are just north of Dorking. Guildford approx. 10 miles away offers a wide range of facilities including the Cathedral, University and G-Live, home to many live concerts and shows.

Directions

From Dorking take the A25 west towards Guildford. Proceed into Westcott Village and Garden Hill can be found on the left-hand side opposite the village green. Dorking has 3 railway stations for services north to London, south to Horsham and the south coast, and west and east to Guildford, Redhill and beyond.

Approximate Distances

- Dorking – 1.9 miles
- London – 28 miles
- M25 – 10 miles
- A3 – 10 miles
- Gatwick Airport – 16 miles
- Heathrow Airport – 30 miles
- Dorking Main Station – 2.5 miles

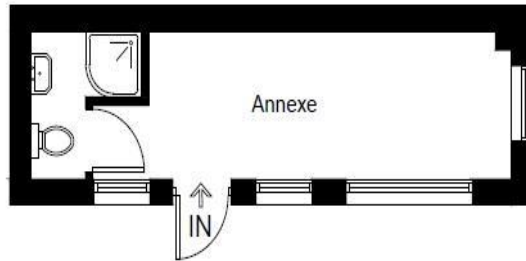
About The Developer

Palmerston Securities Limited have over 20 years' experience of building contemporary and traditional bespoke homes. Boasting a portfolio of developments from fifteen one-bedroom apartments in North London to high end family homes in Esher. Palmerston's hands-on approach and keen eye for design has been recognised by winning the AIA Architecture Award, Shortlisted RIBA Award and Shortlisted RIBA Housing Design Award for their Swallow Place development. www.palmerstonsecuritieslimited.co.uk

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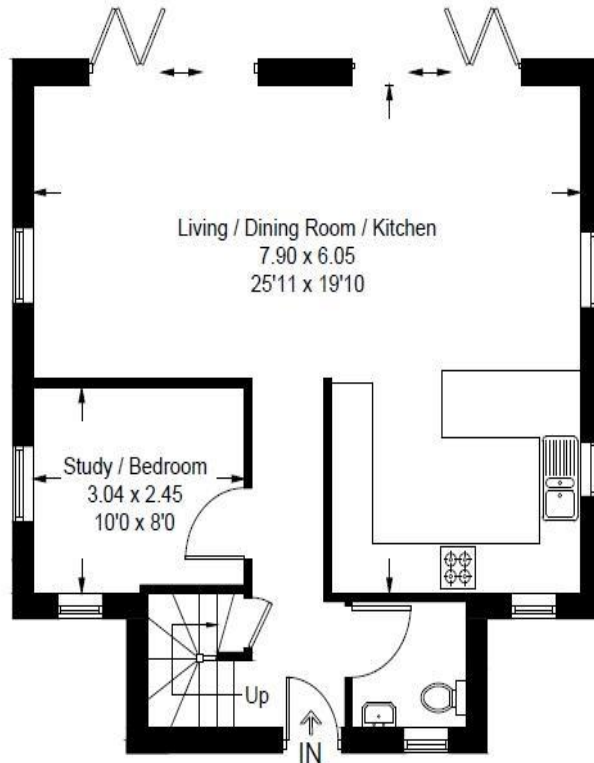




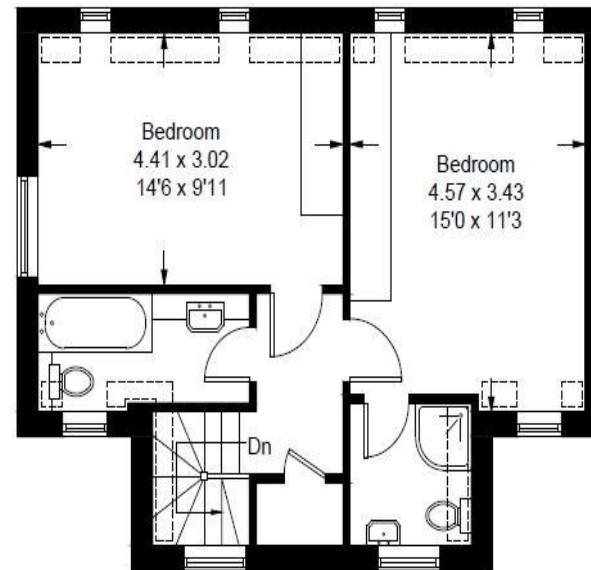
Ground Floor

Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft
 Annexe = 12.5 sq m / 134 sq ft
 Total = 111.4 sq m / 1199 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID400043)
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