



Unique home with stunning views over a private lake

The Mill Westcott, Dorking RH4 3LT



Popular Village in Surrey Hills • Unique peaceful location
• Garage and ample parking • Open plan living

Local information

Westcott is a thriving village in the Surrey Hills, an Area of Outstanding Natural Beauty (AONB), with a real sense of community and belonging. Situated close to the village centre with a charming church, pubs, shops, school, village green and reading rooms as well as nearby doctor's surgery.

Dorking town centre is within approximately 1.7 miles and offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and Marks and Spencer. Dorking has three railway stations for services to London, Guildford, Horsham and the South coast, Redhill, Reading and beyond.

The M25 is accessed at junctions 8 and 9, in Reigate, Leatherhead, and Guildford and the A3 are both within approximately 10 miles. Gatwick airport is approximate 14 miles away.

About this property

The Mill is a truly unique home believed to date back to the mid 19th Century with later additions. The Mill incorporates a stunning blend of both traditional and contemporary living. It is moments from the thriving village of Westcott yet is tucked away in a secluded spot with countryside walks and cycle paths on the doorstep.

The fantastic open plan kitchen/dining/sitting room is clad in cedar with underfloor heating, there are three sets of floor to ceiling bi-fold doors which lead on to the attractive terrace ideal for alfresco dining and

sunbathing with views of the beautiful lake and attractive surrounding grounds. This room leads into a spacious family room with balcony and double doors which also offers views of the lake, there is a study/bedroom five leading off this room as well as a shower room and WC. There is also a further WC and a utility room on this floor.

On the lower ground floor are four generous double bedrooms, two with contemporary en suite facilities and a further bathroom. There is an additional utility/boot room and a further large storage room.

The cedar deck at the rear leads to a wraparound patio area and jetty, ideal for launching the boat onto the lake for some fishing or just a leisurely row. Surrounding the lake are formal landscaped gardens with a variety of mature planting all providing excellent screening and amazing colour sequence through the seasons of the year. The lake is stocked with Carp and other species of fish and there are Kingfishers, Mallards and dragon flies. The property is approached via a shingle driveway through wrought iron gates, providing parking for a number of vehicles, there is also a garage.

Viewing

Strictly by appointment with Savills





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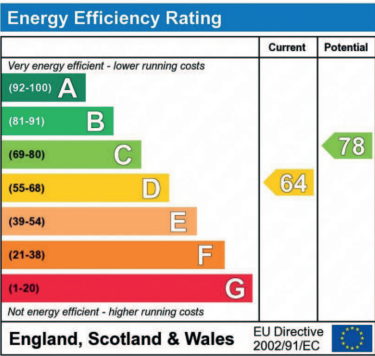
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Approximate Area = 415.7 sq m / 4474 sq ft
Garage = 19.9 sq m / 214 sq ft
Cabin = 24.6 sq m / 265 sq ft
Storage = 1.2 sq m / 13 sq ft
Total = 461.4 sq m / 4966 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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