



# A delightful wing of a converted former Vicarage

**The Old Vicarage, Westcott Road, Dorking, Surrey, RH4**

£2,500 pcm plus fees apply, Furnished, Part Furnished  
Available from 01.01.0001





A charming period wing of a former Vicarage • Conveniently located on the edge of town • Delightful character features  
• Landscaped gardens • Parking and garage

### Local Information

The property is within walking distance of the High street. It also benefits from having easy access to open spaces such as Cotmandene and The Nower.

The area is well served by a very good selection of primary and secondary schools including Ashcombe and the Priory as well as Box Hill, Belmont and Hurtwood House. Dorking town centre offers an excellent range of high quality individual and mainstream shops including a large Waitrose supermarket and many restaurants and vibrant cafes.

Historic West street, a long time centre of antique shops, has drawn tourists and antique collectors to Dorking over many years. Dorking Halls, which is a well known and much loved venue, hosts a variety of high quality cultural events and there is also an excellent sports centre/swimming pool.

### About this property

A charming period wing of a converted former Vicarage. This delightful character home provides versatile accommodation which would equally suit a family or couple who require space for guests.

The former Vicarage is believed to be of Georgian origins and is denoted of particular architectural

merit by virtue of it's grade II listing. The house occupies an elevated position with charming views up West Street towards St. Martin's Spire and towards the North Downs. There is an enclosed easily maintained garden with lawn and patio seating area and a recently constructed detached garage and driveway parking.

On the ground floor you'll find the principle sitting/dining room with feature fireplace and access through to the conservatory. The fully fitted kitchen is bright and spacious. There is a separate WC on this floor. On the first floor you'll find the master bedroom with ample built in wardrobes and an en suite bathroom. There is another double bedroom on this floor. On the second floor you'll find two further bedrooms and a family bathroom.

The property is accessed from a long discreet driveway and is on the edge of Dorking town centre so highly conveniently located for the facilities of the town and the stations.

### Furnishing

Furnished or Part Furnished

### Local Authority

Mole Valley District Council, Dorking

### Energy Performance

EPC Rating = E

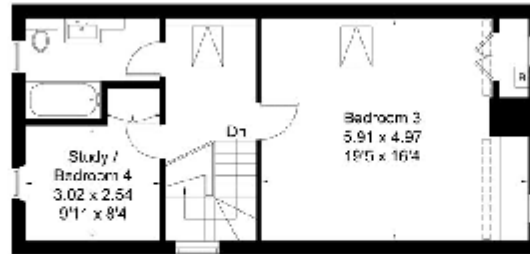




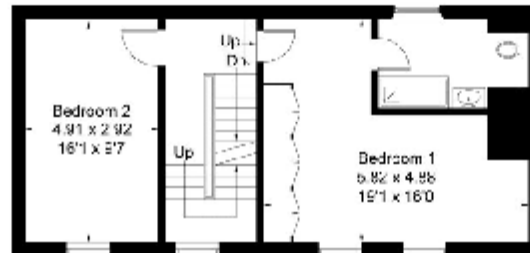


## Westcott Road, Dorking, Surrey, RH4 3DP

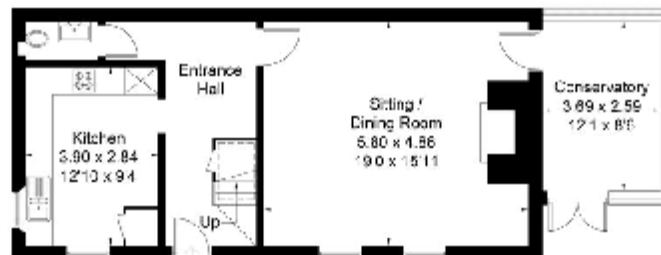
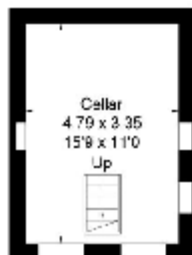
Gross Internal Area (approx)  
House = 173.4 sq m / 1868 sq ft  
Cellar = 16.1 sq m / 173 sq ft  
Garage = 20.6 sq m / 222 sq ft  
Total = 210.1 sq m / 2261 sq ft  
For identification only. Not to scale.  
© Floorplanz Ltd



Second Floor

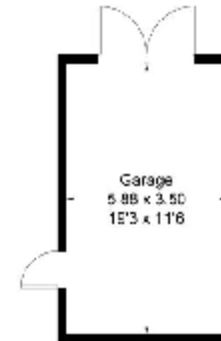


First Floor



Ground Floor

Reduced headroom below 1.5m / 5'0"



(Not Shown in Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(58-68) <b>D</b>		
(49-57) <b>E</b>		
(39-48) <b>F</b>		
(21-38) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide). Hard copy available on request. . 20200113SMAL

