



Stowe Maries, Balchins Lane, Westcott, Dorking

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# Stowe Maries Balchins Lane, Westcott, Dorking RH4 3LR

A handsome Grade II listed home with beautiful period features, flexible accommodation and extensive grounds

Dorking town centre 1.9 miles, Dorking mainline station 2.8 miles (56 minutes to London Waterloo), M25 (Jct 9) 9.1 miles, Gatwick Airport 14.4 miles

Reception hall | Drawing room | Family room  
Study | Dining room | Kitchen | Kitchen 2 | Utility  
3 Cloakrooms | Cellar | Principal bedroom with dressing room & en suite bathroom | 5 Further bedrooms, 1 with dressing room | Office  
2 Bathrooms | Shower room | Garage | Tractor shed | Greenhouse | Swimming pool | Pool house | Garden and grounds extending to 17.5 acres | EPC TBC

## The property

Stowe Maries is a fine Grade II listed house that dates from the 16th century with further 20th century additions. It was once the home of renowned actor and director Leslie Howard. There is more than 6,000 sq. ft of accommodation, with exposed timber beams, grand original fireplaces and exposed wooden flooring among other splendid features and fittings.

The impressive and welcoming reception hall has a brick-built fireplace and turned staircase leading to the galleried landing above. The main reception is the 29ft drawing room with its panoramic leaded windows overlooking the garden and imposing fireplace with ornate carved wooden surround. Further reception rooms include the dual aspect family room and the formal dining room, as well as the useful home study. The study sits within a private area of the ground floor, which could be used as an annexe if required, with its own kitchen, shower

room and bedroom. Meanwhile, the main kitchen offer plenty of storage in fitted units, a central island and an Aga.

Two staircases lead to the first-floor accommodation, where there are five bedrooms and a large office. The generous principal bedroom includes a dressing room and a large en suite bathroom, while one additional bedroom benefits from a dressing room and access to extensive further storage. The first floor also has two family bathrooms.

## Outside

The house is set in delightful gardens and far-reaching grounds, including open field and meadows. At the front, gates open onto the paved driveway with ample parking space, and lead to the double garage with its bi-fold doors. Further outbuildings include the greenhouse, the tractor shed and the pool house, which is a splendid space in which to entertain, with its bar area. The garden includes patio areas for al fresco dining, rolling lawns, various mature trees and border beds with plenty of established shrubs. The heated swimming pool has its own sun terrace, as well as access to the pool house. Across the lane is further land extending to over 15 acres and is made up of paddocks and beautiful ancient woodland known as 'Hurst Copse'.

## Location

The property is in a highly desirable position in the village of Westcott, within easy reach of popular Dorking and surrounded by the rolling countryside of the Surrey Hills Area of Outstanding Natural Beauty. Westcott has various everyday amenities including local shops, pubs, a village hall and a primary school, while Dorking has a good selection of shops, restaurants, pubs and cafés, plus a range of leisure facilities and a choice of supermarkets. There is a fine choice of schools in the area, including the outstanding-rated St Paul's CofE Primary School in Dorking, as well as the independent Box Hill and Belmont schools.

















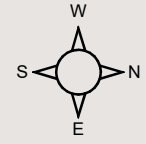








Floorplans  
 Stowe Maries, Balchins Lane, Westcott  
 Approximate Gross internal area 6,404 sq ft (595 sq m)  
 (Including Cellar)  
 Outbuilding internal area 1,185 sq ft (110 sq m)  
 Total internal area 7,589 sq ft (705 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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**Location (cont.)**  
 The area is well connected, with the A24 nearby providing easy access to the M25 (junction 9), while Dorking's mainline station provides fast and regular services to London Waterloo.

**Directions**  
 From Guildford, take the A246/Epsom Road away from the centre and continue on Epsom Road for 2 miles before taking the third exit at the roundabout to stay on Epsom Road. Continue onto Trodds Lane, then after just more than a mile, at the junction, turn right onto the A25/Shere Road. Follow the A25 for 6.3 miles, then turn left onto Balchin's Lane. You will find the property on the right.

**General**  
**Local Authority:** Mole Valley District Council  
**Tel:** 01306 885001  
**Services:** Mains electricity, gas, water and private drainage (the drainage may not be compliant to current regulations. Further information is being sought).  
**Council Tax:** Band H  
**Tenure:** Freehold  
**Guide Price:** £3,350,000

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