



MOON TREE



INSTITUTE ROAD, WESTCOTT, DORKING

Institute Road, Westcott, Dorking

Moon Tree Developments Ecological Homes



This unique Moon Tree Home has been created with careful and thoughtful design to produce the perfect combination of comfort and sustainability. This spacious 2 bedroom cottage is situated on a secluded private road in Westcott village, nestled in the heart of Surrey Hills area of outstanding natural beauty.

Every Moon Tree Home is built with the future in mind, incorporating state of the art green energy solutions with luxury detail finishes. All Moon Tree homes are heated by air source heat pumps and are super insulated meaning your home is more efficient and costs less to run. This cottage comes with its own car port, capable of housing two cars and includes an electric vehicle charging point.



On Your Doorstep

Westcott is a quaint village in the heart of the stunning Surrey Hills with all the charming countryside village essentials including a village shop, bakery and importantly a village pub. Westcott is a mere 1.5 miles from the centre of Dorking, with Betchworth Park Golf Club only 5 miles away. The renowned Denbies Wine Estate and Dorking Brewery are also a short drive away.





Dorking is a historic market town where you can explore arts and crafts shops, boutiques, art galleries, jewellers, interiors and furnishing specialists. There is also an extensive range of excellent bars and restaurants to discover. Local grocery shops include Cook, M & S and Waitrose.

City Reach


Westcott's rural location benefits from outstanding transport links so your home is convenient for coastal and city outings, perfect for family day trips. Gomshall Train Station is a short 7 minutes from your door and Dorking Train Station 8 minutes. There is also an hourly 7 days a week bus service located in the village.

Gomshall Station:

-  → Victoria 1h 7min
-  → Dorking 8min
-  → Brighton 1h 20min



Dorking Station:

-  → Victoria 57min
-  → Blackfriars 58min
-  → Waterloo 57min
-  → Clapham 45min

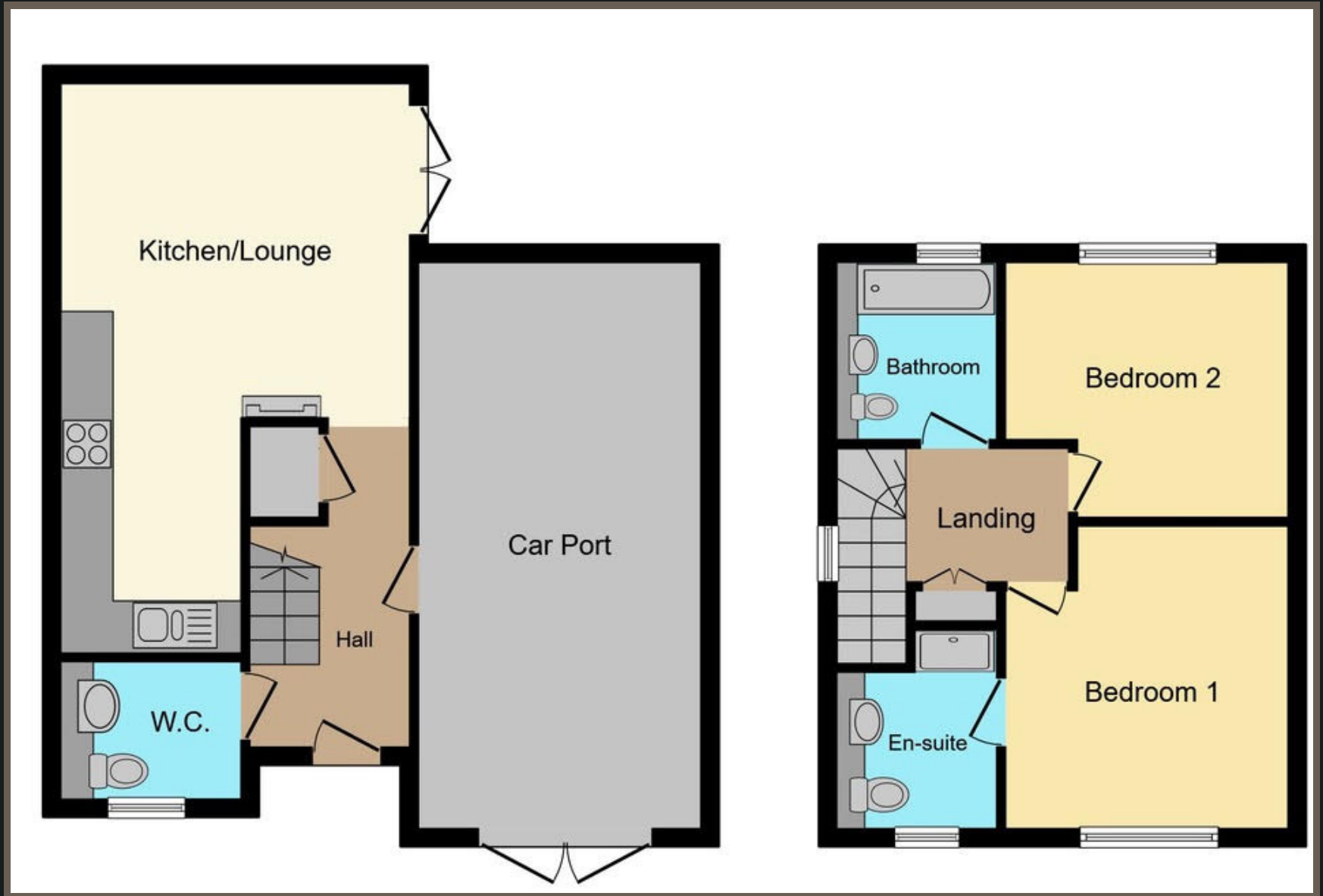
Institute Road Floor Plan:

APPROX TOTAL FLOOR AREA:

109 SQ.M

1173 SQ.FT

(INCLUDING CAR PORT)



GROUND FLOOR

FIRST FLOOR

CGIs, Floor plans and dimensions are taken from architectural drawings and are for guidance only. Plan not to scale, any figure given is for illustrative purposes only.



The four Conservation Velux flood the spacious open plan living area with natural light.

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Institute Road, includes a fully fitted kitchen with Butler sink and fully tiled splash back.

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Integrated wood burner perfect for adding natural warmth to your home.

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Engineered Wood flooring throughout the ground floor kitchen and living area.

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Specification



EXTERNAL:

- Electric Vehicle Charging Point.
- External Tap.
- Front and rear outside lighting.
- Double glazed timber sash windows throughout.
- Composite front door.
- Court yard garden.
- 10 year Buildzone warranty.
- Electric garage doors.

BATHROOM:

- Separate Ensuite shower room.
- Bath with shower and chrome fittings.
- Heated chrome towel rail.
- Shaver point.

KITCHEN:

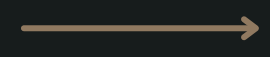
- High quality fitted kitchen.
- Under-cupboard lighting.
- Quartz worktop with matching up-stand.
- Integrated appliances; dishwasher, fridge/freezer, 4 ring induction hob, oven, extractor hood.
- Four Conservation Velux.

ECO:

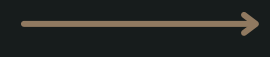
- State of the art Mitsubishi Air Source Heat Pump and thermal hot water store including smart controls.
- Super Insulated External Walls, roof and floors.
- Electric vehicle charging point.

INTERNAL:

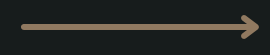
- Under floor heating at ground floor, Sterlrad radiators at first floor.
- TV point in living area and bedroom.
- Telephone point in kitchen.
- Hard wired security alarm.
- USB charger point in kitchen and bedroom.
- Wireless bluetooth speakers in ceiling.
- Wood burner.



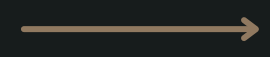
Gatwick Airport 29mins



Heathrow Airport 36mins



M25 27mins

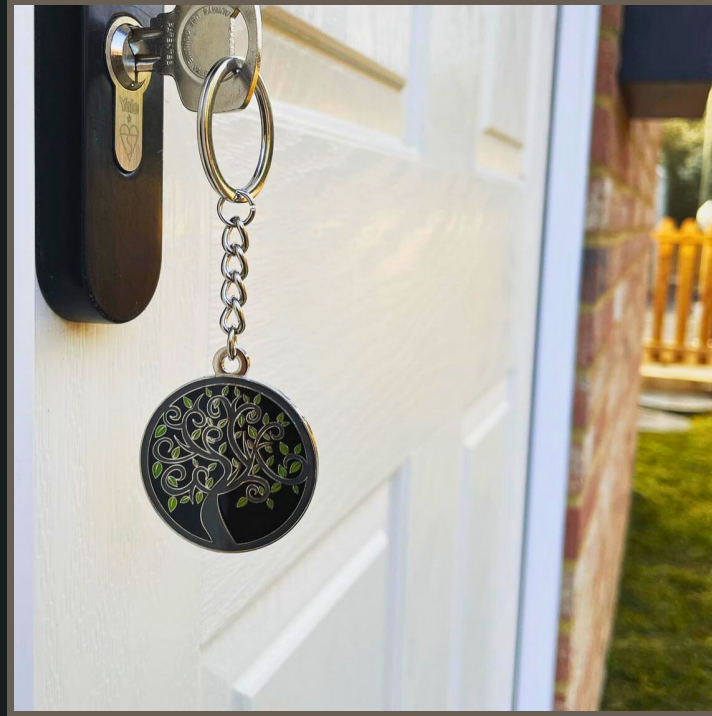


M23 30mins



Newhaven Port 1hr 8mins

About Moon Tree



Moon Tree is the UK's leading ecological development company based in the South East. Energy efficiency integrated with architectural style and everyday functionality drives the design of our homes. We create truly unique spaces using the most innovative techniques and quality materials. Our developments are all built with the future in mind incorporating green energy solutions with luxury detail finishes. Moon Tree builds homes, not houses.

Notes:



FOR MORE INFORMATION PLEASE
CONTACT US:

WWW.MOON-TREE.CO.UK
INFO@MOON-TREE.CO.UK
0121 7948177

PURPLE BRICKS

