



**Price**  
**£650,000**

**Freehold**

4x  2x  3x 

**Broadwood Cottages,  
Vicarage Lane, Capel,  
Dorking, Surrey, RH5**

**OVER 60?**

Secure this property  
for up to **59% less!**



**cubitt & west**  
Helping you move forwards



## Main features

- Spacious home overlooking fields
- Front and rear gardens with driveway parking
- Bedroom with en-suite shower room plus main family bathroom
- Large store room with potential to convert into a study
- Separate utility room with direct access to garden

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 14'5 x 11'11 (4.40m x 3.63m)
- Dining Area: 10'2 x 9'2 (3.10m x 2.80m)
- Kitchen: 12'11 x 11'3 (3.94m x 3.43m)
- Utility Room
- Conservatory: 15'10 x 14'2 (4.83m x 4.32m)
- Store Room: 14'7 x 7'1 (4.45m x 2.16m)
- Cloakroom

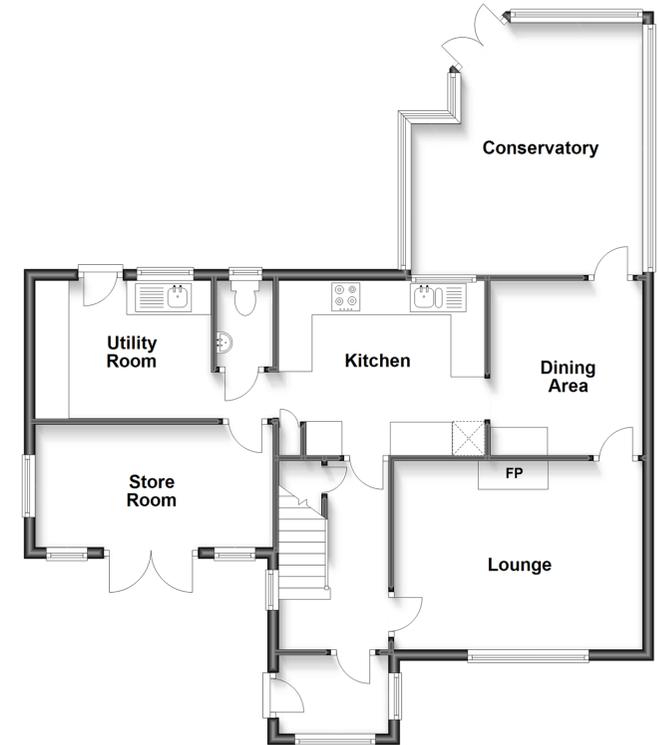
### FIRST FLOOR

- Landing
- Bedroom 1: 15'8 x 12'8 (4.78m x 3.86m)
- En-suite Shower Room
- Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)
- Bedroom 3: 14'7 x 8'7 (4.45m x 2.62m)
- Bedroom 4: 9'2 x 7'9 (2.80m x 2.36m)
- Bathroom

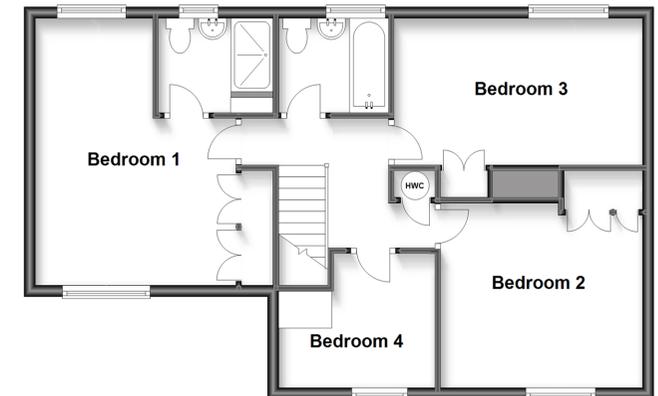
### OUTSIDE

- Front Garden
- Driveway
- Rear Garden

**Ground Floor**  
Approx. 83.2 sq. metres (895.1 sq. feet)



**First Floor**  
Approx. 63.3 sq. metres (681.0 sq. feet)



**Call Dorking - 01306 883399 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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