



Swanworth Lane, Dorking

£1,350,000





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A unique, privately situated eco-house in Mickleham offering stunning views and luxurious amenities, including a natural swimming pool and spa area. Spacious, light-filled interiors with the opportunity to customise the finish of the property makes this a perfect bespoke home.

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Ralph James is thrilled to introduce Courtyard Cottage, a uniquely refurbished home now available on the Dorking sales market. Nestled at the end of a peaceful private lane in the scenic foothills of Box Hill, this exceptional property offers stunning, private views of serene National Trust pastures, promising a rare opportunity for bespoke eco-living.

Set on a generous 0.69-acre plot, Courtyard Cottage seamlessly combines luxury with sustainability. It features a natural swimming pool, a Jacuzzi spa, a whopping 27 solar panel and battery system providing off-grid energy, an outdoor summer house and changing rooms, efficient energy solutions that significantly reduce your carbon footprint, and an established allotment garden, making it a true eco-luxury house. While the property feels secluded and tranquil, it's conveniently close to local amenities, including the charming Running Horses Pub and famous 51 Degrees North Café, both perfect spots for a cosy meal or a refreshing drink before retreating to the house. Also, a 200m walk from the property is one of the entrances to the world-famous Box Hill walking paths.

The ground level welcomes you with a spacious open-plan kitchen and living area, highlighted by soaring ceilings and exposed beams that create an airy and inviting ambience. This stylish and functional kitchen is perfect for everyday use and entertaining. Adjacent to the living space is a modern shower room next to the first of Courtyard Cottage's four bedrooms. At the rear, a cosy living room features a wood burner and three full-height windows, providing intimate views of the sunken courtyard spa and paddock. The space is bathed in natural light, offering a serene retreat for all four seasons.

Descending the elegant spiral staircase to the lower ground level, a welcoming hallway leads to three additional bedrooms, each featuring its luxurious en-suite bathroom. Strategically placed light wells flood this level with natural light.

# Need to know

- **Exclusive Listing:** Courtyard Cottage is a unique, extensively refurbished property now available on the Dorking sales market, presented by Ralph James.
- **Prime Location:** Situated at the end of a private lane in the scenic foothills of Box Hill, the property offers breath taking views of green pastures and serene surroundings.
- **Generous Plot:** Set on a 0.69-acre plot, the property combines luxury with eco-living, featuring ample outdoor space and privacy.
- **Eco-Friendly Features:** Equipped with a whopping 27 black solar panel array and battery system, the cottage ensures efficient energy use with its brand-new air source heat pump and underfloor heating system throughout. Say goodbye to energy bills!
- **Luxurious Amenities:** Includes a natural swimming pool, spa area, outside summer house, and an established allotment garden, making it a perfect eco-luxury retreat.
- **Charming Local Area:** At the entrance to Box Hill footpaths, offering world famous walks that regularly attract royal visitors. Located near the Running Horses Pub and the famous 51 Degrees North Café, ideal for a cosy meal or refreshing drink, enhancing
- **Spacious Interiors:** The ground level boasts an open-plan kitchen and living area with high ceilings and exposed beams, combining style and functionality.
- **Comfortable Living Spaces:** Features four bedrooms three with luxury en-suites, a cosy living room with wood burner and full height windows, offering views of the sunken spa courtyard and paddock.
- **Bright Lower Ground Level:** The lower level includes three bedrooms, each with an en-suite. Strategically placed light wells flood this level with natural light, creating a bright and airy atmosphere.
- **Customisation Potential:** The ongoing build process, completing end of August 2024 allows for personalisation, offering the new owner a rare opportunity to influence the final finishes on their own bespoke home.



Swanworth Lane, Mickleham, Dorking  
Total Area: 259.3 m<sup>2</sup> ... 2791 ft<sup>2</sup> (excluding courtyard)  
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## Interested?

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