



Wrotham Hill Cottage, Dunsfold, Godalming, Surrey

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# A wonderful, attached Grade II listed **period cottage** with excellent outbuildings and a beautiful parcel of land with equestrian potential.

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## Summary of accommodation

Hall | Drawing room | Sitting room | Kitchen/dining room | Utility | Shower room

Three double bedrooms | Two bathrooms

Detached three bay barn style garage comprising two open parking bays and enclosed office with ancillary accommodation above with bathroom (currently the subject of a certificate of lawfulness application for continued use)

Detached office/annex with independent accommodation facilities (currently the subject of a certificate of lawfulness application for continued use)

Superb garden and grounds with 80m river frontage comprising an orchard, stable building, paddock area, and 40m x 20m riding arena

**In all about 2.37 acres**

## Distances

Cranleigh 4.6 miles, Milford 6 miles (London Waterloo from 50 mins), Godalming 6.5 miles (London Waterloo from 46 mins), A3 Milford 7.4 miles, Guildford 10.6 miles, Haslemere 9.1 miles,

M25 (Junction 10) 19 miles, London Gatwick 26.4 miles, London Heathrow 32 miles, Central London 41.1 miles

(All distances and times are approximate)



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## Situation

Wrotham Hill Cottage sits in a very pretty position just to the south of the centre of the picturesque village of Dunsfold. This quintessential village offers a shop with post office, public house and a 12th century church.

## Schools

Charterhouse, Godalming  
St Hilary's, Godalming  
Prior's Field, Godalming  
Aldro, Shackleford

Royal Grammar School, Guildford  
Cranleigh School, Cranleigh  
St Catherine's, Bramley  
Highfield, Liphook

## Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: Liphook, Old Thorns, Bramley, West Surrey, Hurtmore, Chiddingfold

Sailing: Chichester Harbour









## Wrotham Hill Cottage

A most picturesque listed village house which we understand dates from the 17th century in a lovely rural location to the south of the village.

Our clients, who have lived at the property for around 24 years, have created a most attractive family house with an excellent range of outbuildings.







**Approximate Gross Internal Floor Area**

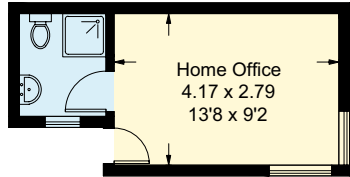
145.4 sq m / 1565 sq ft

Outbuildings = 94.2 sq m / 1014 sq ft

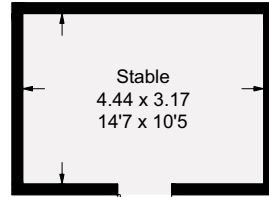
**Total = 239.6 sq m / 2579 sq ft (Excluding Carport)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



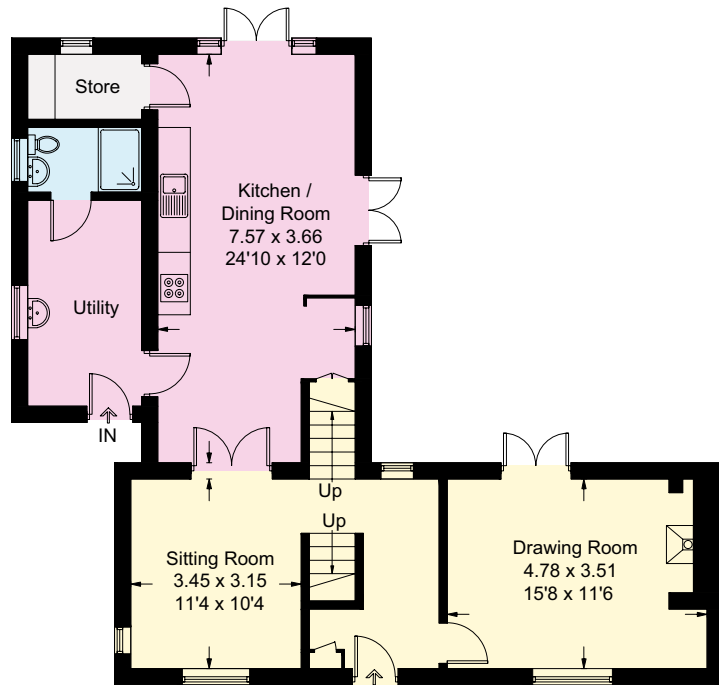
(Not Shown In Actual Location / Orientation)



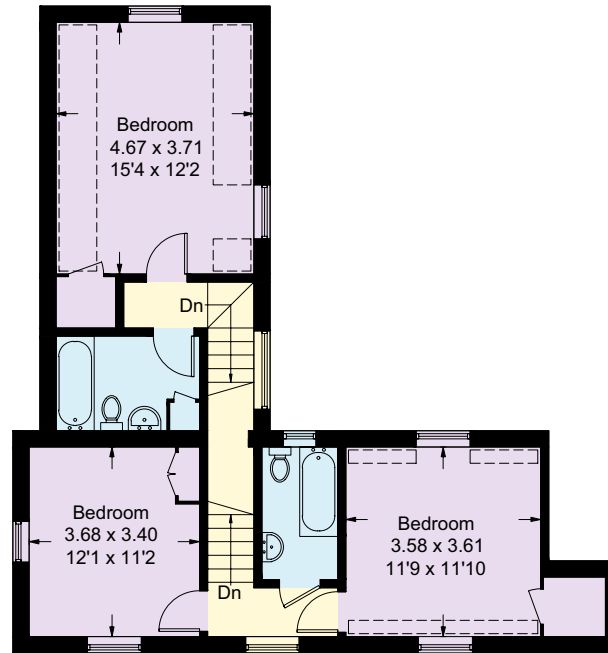
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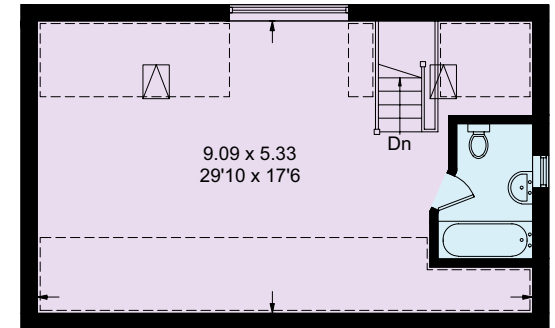
[Dashed line] = Reduced headroom below 1.5m / 5'0



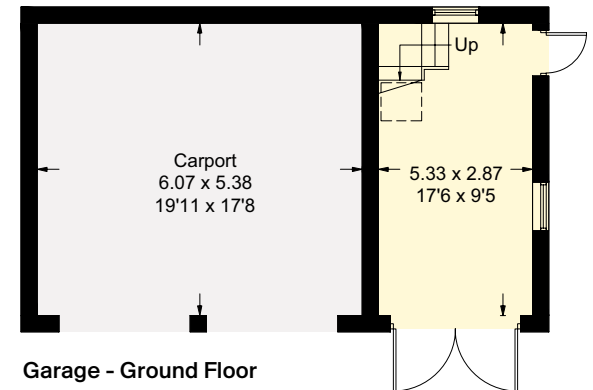
Ground Floor



First Floor



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)







## Gardens

The grounds are exemplary and a real bonus to a property of this nature.

Approached off Wrotham Hill into a gravel drive, all the land is to the rear and slopes away from the house down to the meandering river.





## Services

We are advised by our clients that the property has mains water, electricity and drainage with oil fired central heating.

## Property information

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council – 01483 523333

**Council Tax:** Band E

**EPC Rating:** E



## Viewing

Viewing is strictly by appointment through Knight Frank.

## Directions (GU8 4PA)

From Guildford take the B231 towards Horsham, passing through the villages of Shalford and Bramley. After about 5.5 miles having passed Smithbrook Kilns, turn right onto the B2130 signposted Dunsfold. Follow the signs for Dunsfold and proceed into the village. As you pass through the village, continue south onto Wrotham Hill where Wrotham Hill Cottage will be found on the left-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs dated October 2022.

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