

Woodlands, Dorking, Surrey





A wonderful generously proportioned family house with superb gardens and grounds.

Summary of accommodation

Main House

Reception hall | Sitting/dining room | Drawing room

Family room | Study | Boot room | Boiler room

Kitchen/family/dining room | Utility | Two cloak rooms

Guest bedroom with ensuite cloak room | Boiler room

Basement | Sauna

Principal bedroom suite with dressing room and ensuite bath and shower room | Five further bedrooms

Five further bath/shower rooms ensuite shower rooms, four being ensuite | Laundry room

Garden and Grounds

Garage | Car ports | Store | Stables

Swimming pool | Tennis court

Gardens and grounds

In all about 3.37 acres



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Situation

Woodlands is located on the edge of Westcott being one of the more popular villages in the Surrey Hills, which has village shops and pubs as well as a church.

The Surrey Hills Area of Outstanding Natural Beauty offers access to the rolling countryside, which has extensive access for walking and cycling as well as to churches, museums, public houses, restaurants and local playing fields.

Duke of Kent, Ewhurst, Belmont, Holmbury St Mary, Cranleigh School, Cranmore, West Horsley, St Catherine's, Bramley, Charterhouse, Godalming, St Teresa's, Effingham, Royal Grammar School, Guildford, Guildford High School, George Abbot, Guildford, Lanesborough, Guildford, Tormead, Guildford.

Distances

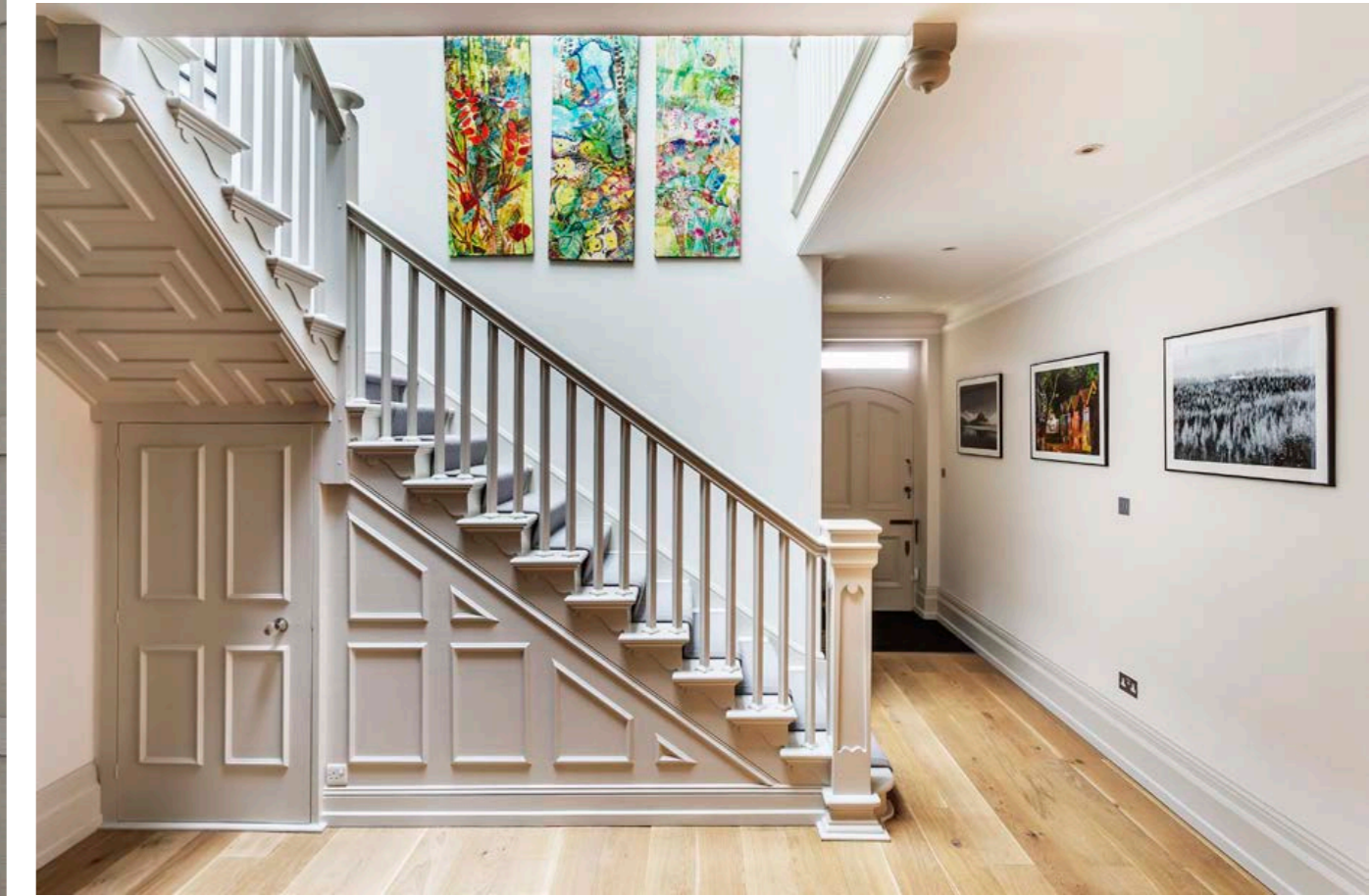
Dorking 1.6 miles, Guildford 10.8 miles, Central London 29.5 miles

Trains: Dorking 3.2 miles (London Waterloo from 56 mins), Guildford 10.7 miles (London Waterloo from 35 mins)

Roads: M25 J9 8.8 miles

Airports: London Heathrow 23.7 miles, London Gatwick 14.9 miles

(Distances and times approximate)



Woodlands

Woodlands is a massively generous handsome family house on the edge of a sort after village. The house is thought to be Edwardian in origin and has been extended and enlarged over the years to provide super formal and informal spaces on the ground floor with a stunning drawing room benefitting from two wonderful, curved bay windows a massive kitchen/breakfast room which is open to the delightful sitting/dining room. In addition there is a lovely study, family room, utility room and useful boot room as well as two cloakrooms. The

boiler room is approached from outside. There is also a guest bedroom with ensuite cloakroom on the ground floor.

On the first floor the principal bedroom also enjoys a massive, curved bay window with views over the garden, as well as a dressing room and ensuite bath/shower room. From the well-lit landing with lantern above, the other five bedrooms are approached, four being ensuite and there is a separate family bathroom.









Outbuildings

At the top of the drive is a substantial garage with attached car port, there is a further double carport, a store as well as a stable block at the far end of the garden adjacent to the swimming pool which has planning permission for conversion to a pool house. Panning ref: MO/2022/1132

Garden and Grounds

The house is approached via a drive sweeping through the sloping front garden which is interspersed with mature specimen trees. To the rear of the house the garden comprises sweeping lawns, borders and mature trees surrounding the swimming pool. Beyond this on a lower level is the tennis court and an area of woodland.

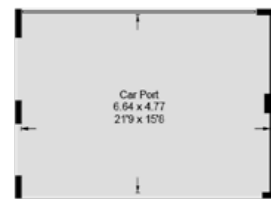
Approximate Gross Internal Floor Area

Main House: 490.8 sq m / 5283 sq ft

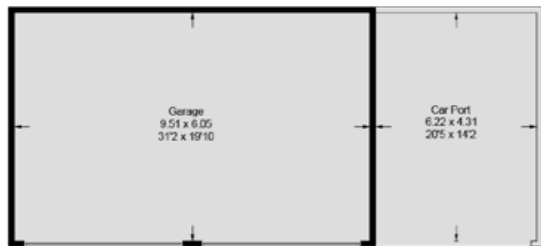
Basement: 17 sq m / 183 sq ft

Outbuildings: 113.9 sq m / 1226 sq ft (Including Garage / Boiler Room / Excluding Car Ports / Void)

Total: 621.7 sq m / 6692 sq ft

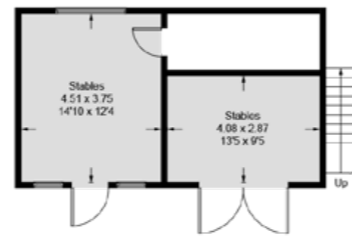
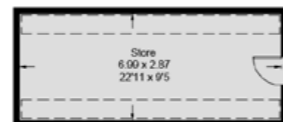


(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



(Not Shown in Actual Location / Orientation)



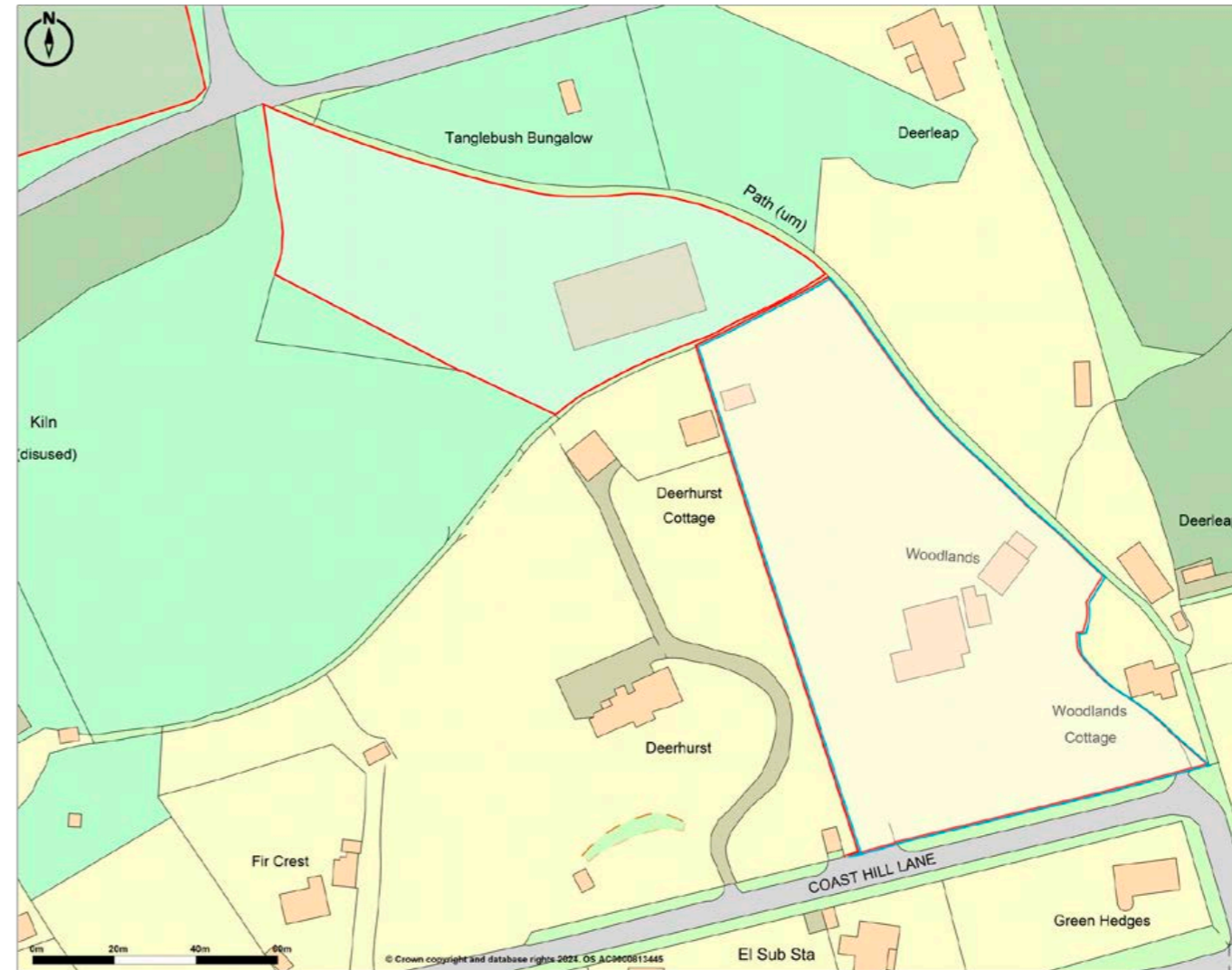
Ground Floor



First Floor

Basement

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.



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Plotted Scale - 1:1750. Paper Size - A4



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas heating.

Local Authority & Council Tax Band: Mole Valley Borough Council. 01306 885001. Band H

Energy Performance Certificate Rating: Band D

Directions (Postcode: RH4 3LJ)

From Guildford following the A25 towards Dorking. Follow this road through the villages of Gomshall, Abinger Hammer and Wootton. In Wootton you will pass the Wotton Hatch public house, after 0.6 mile turn left into Coast Hill Lane. Follow the road around to the left Woodlands will be found on the right hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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.
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