



Cedar House

Rose Hill, Dorking, Surrey





Cedar House is a substantial Victorian home, set in the tranquil conservation area of Rose Hill and sympathetically upgraded to the highest of standards throughout.

Dorking town centre 0.3 miles, Reigate 6.7 miles, Guildford 14.4 miles, Dorking station 1.1 miles (London Victoria 56 minutes)
Leatherhead station (London Waterloo 45 minutes, London Victoria 51 minutes), Guildford mainline station 14.4 miles (London Waterloo 32 minutes)
Roads: A3 Ockham 11.1 miles, M25 (Leatherhead Junction 9) 6.8 miles
Airports: London Gatwick 11.9 miles, London Heathrow 28.3 miles
(All distances and times are approximate)


7


4


3

Summary of accommodation

Ground Floor: Drawing room | Cloakroom | Kitchen/breakfast room | Dining room

Basement: Family room | Bedroom | Utility room | Workshop

First Floor: Three bedrooms | En suite shower room | Family bathroom


Second Floor: Two bedrooms | Shower room | Loft room

Outbuilding: Self-contained studio apartment with kitchen and shower room | Storage

Situation

Cedar House is situated in the highly desirable development of Rose Hill. Dating back to around the 1850s, a series of grand Italianate and Victorian-styles villas were constructed around a paddock, with a striking brick arch serving as the entrance. Nestled just moments from the High Street, this historic setting, complete with its picturesque paddock and elegant archway, continues to be one of Dorking's most private and enchanting developments.

Dorking is a quintessential market town in Surrey, offering a perfect blend of scenic beauty and historic charm. Set within the stunning Surrey Hills Area of Outstanding Natural Beauty, it boasts breathtaking views, particularly from the iconic Box Hill, and a wealth of outdoor pursuits. The town itself is steeped in history, with an array of period buildings, independent shops, and charming cafes lining the bustling high street. Despite its peaceful, rural atmosphere, Dorking is superbly connected to London, with direct train links offering a commute of just over an hour. This makes it an ideal location for those seeking the perfect balance of countryside living with city access, excellent local schools and a wealth of amenities.

 Some of the local schools are Duke of Kent in Ewhurst, St Johns School in Leatherhead, St Catherine's School in Bramley, St Teresa's School in Effingham, and Ashcombe School and The Priory C of E School both in Dorking.

 In and around Dorking, there is a variety of attractions and activities to enjoy. You can take in breathtaking views and explore hiking and cycling routes at Box Hill, or visit the famous Denbies Wine Estate, where you can tour one of England's largest vineyards and enjoy tastings. The Dorking Museum & Heritage Centre offers fascinating insights into the town's history, while Dorking Halls hosts a range of events, theatre performances and concerts. For outdoor enthusiasts, the Deepdene Trail provides a scenic walk or bike ride through historic parkland, and Leith Hill, the highest point in southeast England, offers great hiking and panoramic views. Polsden Lacey, a nearby National Trust property, is perfect for leisurely strolls through its grand house, gardens and parkland. For beer lovers, Dorking Brewery offers a great selection of locally brewed craft beers and ales, and a visit to their taproom is a fantastic way to sample the town's brewing heritage. Whether you're into outdoor activities, history, or enjoying local culture, Dorking and its surroundings have plenty to offer.



Cedar House

Cedar House is ideally located in a quiet position, set back from Rose Hill Green, offering a picturesque setting yet just moments away from Dorking High Street. This Victorian home has been sympathetically upgraded to the highest standards throughout, while retaining many beautiful original features, such as attractive sash windows, a stunning staircase and banister, and multiple fireplaces, to name just a few.

The property is characteristic of its era, with large room proportions, expansive windows, and tall ceiling heights that create an abundance of natural light throughout. Cedar House boasts an excellent layout spread across four floors. A real highlight is the kitchen, located at the rear of the house. Handmade with a large central island, it features bi-fold doors leading onto the south-east-facing terrace and is open plan to the dining area.









To the front of the house is a spacious double-width drawing room, which features two large marble fireplaces and two bay windows. The first floor comprises a generous principal bedroom with an exquisite marble bathroom and views over the green, along with two further double bedrooms and another well-designed marble bathroom.

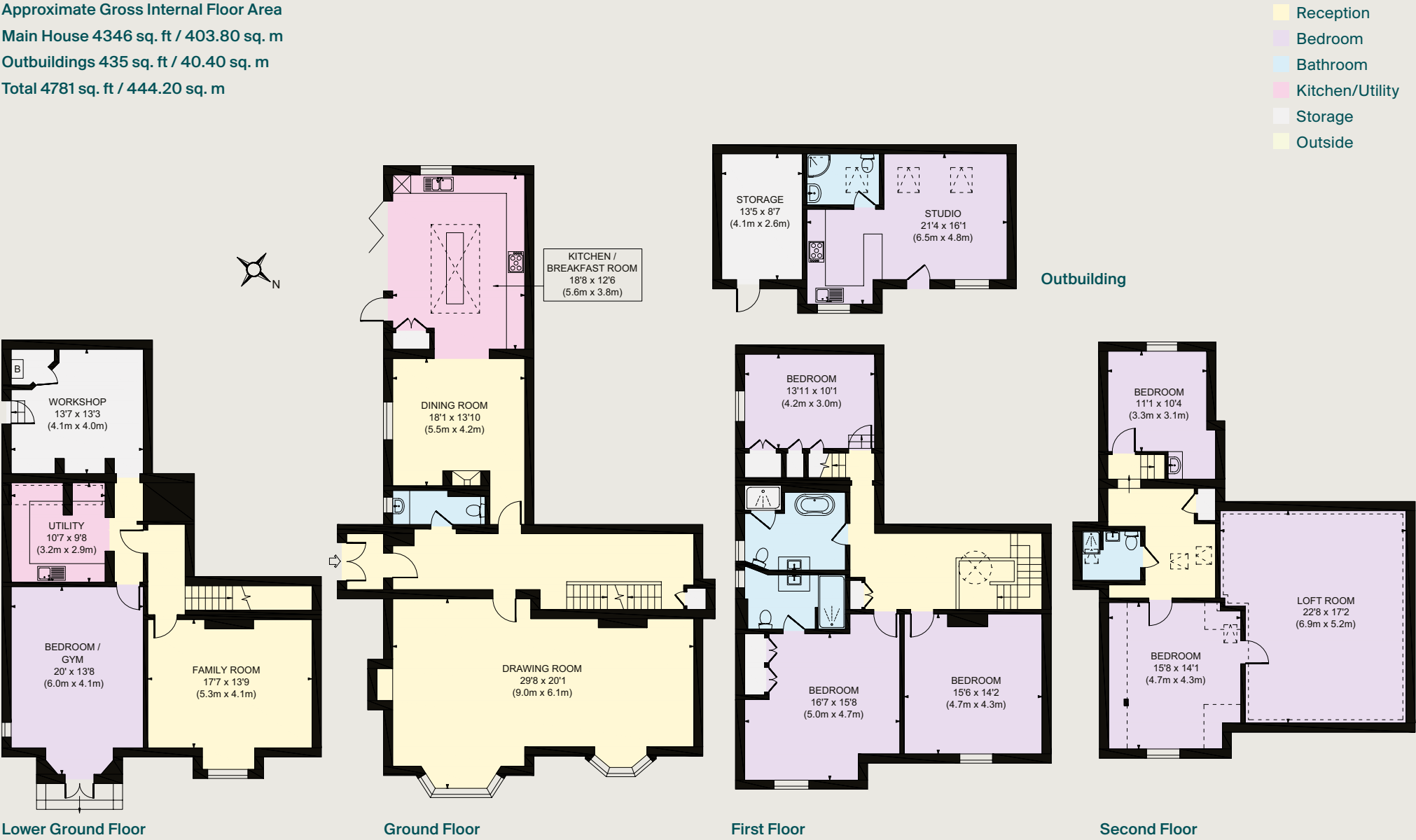
The second floor contains two additional bedrooms, one of which has a vaulted ceiling, and a shower room. The lower ground floor offers flexible use as a self-contained space, but currently includes a family/TV snug room, a double bedroom, a utility room, and a workshop.





FLOOR PLAN

Approximate Gross Internal Floor Area
Main House 4346 sq. ft / 403.80 sq. m
Outbuildings 435 sq. ft / 40.40 sq. m
Total 4781 sq. ft / 444.20 sq. m



GARDENS & GROUNDS



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.

Gardens and grounds

Cedar House features original red-brick pillars at the entrance to a large gravel driveway, providing ample parking for several cars. The front garden is generously sized and bordered by mature hedging. A second wrought-iron gate offers access to the rear garden, where you'll find an attractive wood-clad studio apartment.

The studio comprises a small kitchen, bedroom, and shower room. Like the main house, the self-contained studio has been beautifully finished and offers an ideal space for guests, an au pair, or even as an Airbnb rental.

From the kitchen, a large stone patio enjoys sunlight for most of the day. Steps lead up to an additional terrace, which serves as another ideal seating area. The rear garden is flat, mostly laid to lawn, and again bordered by mature hedging, creating a great sense of privacy.



Property Information

Services

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

Local Authority

Mole Valley Borough Council
01306 885001

Council Tax

Band G

EPC

Band D

Directions

Postcode: RH4 2EH

What3words: ///lovely.moon.loops

Viewing

Viewing by prior appointment only with the agents.





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