



The Master Builders

Coldharbour, Dorking, Surrey







Nestled in the heart of Coldharbour, in a secluded and peaceful setting.

Local towns: Dorking town centre 5.3 miles, Reigate 12.4 miles, Guildford 14.3 miles

Train stations: Dorking mainline station 5.4 miles (London Victoria from 56 mins), Leatherhead Station 10.3 miles (London Waterloo from 45 mins)

Guildford mainline station 14.2 miles (London Waterloo from 33 mins)

Roads: A3 West Clandon 13.3 miles, M25 (Leatherhead Junction 9) 11 miles

Airports: London Heathrow 30.8 miles, London Gatwick 13.2 miles

(All distances and times are approximate)



5



3



4

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Two conservatories | Kitchen/breakfast room

Principal bedroom suite | Guest bedroom with en suite | Three further bedrooms | Family bathroom | Utility room | Cloakroom

Outbuildings

Swimming pool | Garage

In all about 1.5 acres

Situation

Coldharbour is an idyllic and tranquil village, renowned for its enduring rural charm and outstanding natural beauty. Perfectly positioned within the heart of the Surrey Hills Area of Outstanding Natural Beauty, it provides an exceptional backdrop for those with a passion for the outdoors—whether walking, exploring, or simply immersing in the surrounding landscape.

Coldharbour exudes a quintessential village charm, offering a serene retreat from the pace of nearby towns. A delightful array of period homes, characterful cottages, and picturesque farmhouses reflect the area's rich architectural heritage, perfectly capturing the essence of traditional countryside living.

There are a number of excellent schools in the area including The Duke of Kent in Ewhurst, St Johns School in Leatherhead, Charterhouse in Godalming, St Catherine's in Bramley, Cranleigh School in Cranleigh, Cranmore in West Horsley and St Teresa's in Effingham.

The surrounding area offers an abundance of scenic walking trails, including the iconic Leith Hill and Box Hill, both celebrated for their far-reaching views. Picturesque country lanes attract cyclists from near and far, while the Surrey Hills Sculpture Trail offers a unique fusion of art and nature. Nearby, Denbies Wine Estate—England's largest vineyard—welcomes visitors for tours and curated wine tastings, while the historic Polesden Lacey, a National Trust gem, provides a glimpse into Edwardian elegance amidst beautifully landscaped gardens. Just a short drive away, the market town of Dorking offers an array of boutique shops, acclaimed restaurants, and rich cultural heritage. With golf courses such as Dorking Golf Club nearby, Coldharbour presents an ideal location for those seeking a blend of countryside tranquillity, outdoor pursuits, and local culture.

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Positioned along the sought-after Broome Hall Road in the picturesque village of Coldharbour, this exceptional detached home offers an outstanding opportunity for the incoming buyer. Designed with architectural flair and set within approximately 1.5 acres of private, secluded grounds, the property enjoys a truly tranquil setting in the heart of the Surrey Hills Area of Outstanding Natural Beauty.





LIVING SPACES

Extending to approximately 2,313 sq ft, plus additional garaging, the accommodation is generously proportioned and thoughtfully arranged. Five well-sized bedrooms provide flexible living options for families, visiting guests, or those seeking dedicated work-from-home space. The principal suite features a spacious dressing area and a well-appointed en suite shower room, offering a private retreat within the home.

One of the property's most compelling features is its clear potential for extension or redevelopment, subject to the necessary planning consents—offering buyers the opportunity to reimagine and tailor the space to their personal requirements.

Offered with no onward chain, this remarkable home combines the serenity of countryside living with convenient access to local amenities and transport links. A rare chance to secure a home of this calibre in such a desirable and peaceful setting.





LIVING SPACES









FLOOR PLAN

Approximate Gross Internal Floor Area

Main House 2313 sq. ft / 214.90 sq. m

Garage 385 sq. ft / 35.80 sq. m

Total 2698 sq. ft / 250.70 sq. m

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



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.





Property Information

Services

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

Tenure

Freehold

Local Authority

Mole Valley Borough Council: 01306 885001

Council Tax

Band H

EPC Rating

F

Directions

Postcode: RH5 6HP

What3words: ///swan.shape.solved

Viewings

Viewing is strictly by appointment through Knight Frank.





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