



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.

The Master Builders

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.



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.







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



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 & GROUNDS



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.





Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Morten Boardman

01483 617930

morten.boardman@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)