

MOSSES WOOD COTTAGE

Coldharbour, Dorking, Surrey



A CHARMING STONE AND PART TILE-HUNG COTTAGE, SAT IN AN ELEVATED POSITION

Summary of accommodation

Ground Floor: Kitchen/breakfast room | Family/dining room | Study | Sitting room | Cloakroom

First Floor: Two double bedrooms | Single bedroom with shower | Family bathroom

Outbuildings: Utility room | Store

Local towns: Dorking town centre 5 miles, Reigate 10.7 miles, Guildford 14 miles

Train stations: Dorking mainline station 5.1 miles (London Victoria from 56 mins), Leatherhead Station 10.9 miles (London Waterloo from 45 mins)

Guildford mainline station 13.9 miles (London Waterloo from 33 mins)

Roads: A3 West Clandon 13.1 miles, M25 (Leatherhead Junction 9) 10.7 miles

Airports: London Heathrow 30.4 miles, London Gatwick 12.9 miles

(All distances and times are approximate)

SITUATION

Coldharbour is a quintessentially charming village celebrated for its timeless rural character and exquisite rural setting. Nestled within the Surrey Hills Area of Outstanding Natural Beauty, it offers an unparalleled environment for outdoor enthusiasts- whether for leisurely walks, exploration, or simply absorbing the stunning landscape.

This tranquil village embodies traditional countryside elegance, providing a peaceful sanctuary away from the hustle and bustle of nearby towns. The local property portfolio features an enchanting mix of period residences, characterful cottages, and picturesque farmhouses, each reflecting the area’s distinguished architectural heritage and capturing the very spirit of rural living.

There are several 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 countryside is rich with scenic walking routes, notably the iconic Leith Hill and Box Hill, both renowned for their expansive, panoramic views. Meandering country lanes attract cyclists from across the region, while the Surrey Hills Sculpture Trail offers a distinctive blend of contemporary art set against the natural landscape. Close by, Denbies Wine Estate- England’s largest vineyard- invites visitors to enjoy guided tours and expertly curated tastings. The nearby National Trust property, Polesden Lacey, offers a glimpse into Edwardian elegance amidst beautifully landscaped gardens.

A short drive brings you to the charming market town of Dorking, celebrated for its boutique shopping, fine dining establishments, and vibrant cultural heritage. With esteemed golf courses such as Dorking Golf Club in close proximity, Coldharbour represents an exceptional location for those seeking a harmonious balance of countryside serenity, outdoor recreation, and refined local amenities.



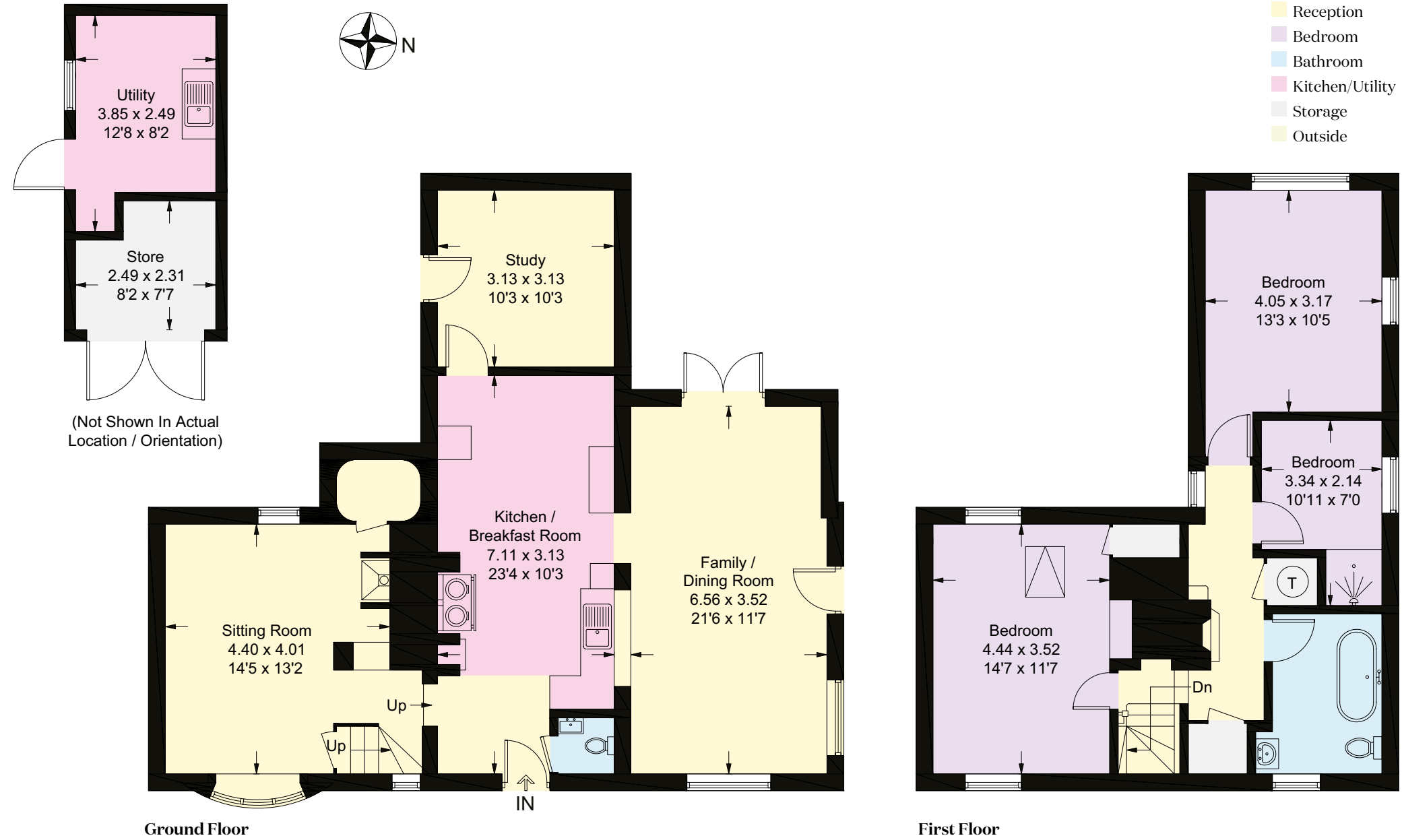
MOSSES WOOD COTTAGE

A character-filled Grade II listed cottage in the heart of the Surrey Hills National Landscape, set in the pretty village of Coldharbour. Full of charm and period features, this semi-detached home offers stunning views and a wonderful sense of peace and privacy.

Inside, the farmhouse-style kitchen has timber beams, exposed brickwork, and a traditional AGA, blending old-world charm with everyday comfort. The main reception room is full of light, with vaulted ceilings, French doors to the garden, and lovely views. Flagstone floors link the kitchen and dining room, while a third reception offers flexible space – ideal as a study or snug. The cosy sitting room features a bread oven, Inglenook fireplace with wood burner, and original beams. A cloakroom completes the ground floor.

Upstairs, you'll find two spacious double bedrooms with vaulted ceilings and period details, plus a single bedroom with its own shower. The family bathroom is bright and welcoming with a white suite and wooden flooring.





Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft
Outbuilding = 14.0 sq m / 151 sq ft
Total = 151.0 sq m / 1626 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN AND GROUNDS

Outside, the property sits in approximately three quarters of an acre, with mature gardens, climbing plants, and panoramic views – one of the highest points in the South East. A pretty courtyard patio connects to the house via the dining room and study – perfect for a quiet coffee or alfresco dining. There’s also parking for several cars and a two-room outbuilding: one part a fully equipped utility/boot room with a shower, and the other a great space for bikes and garden tools.



PROPERTY INFORMATION

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

Local Authority: Mole Valley Borough Council 01306 885001

Council Tax: Band F

Tenure: Freehold

Directions

Postcode: RH5 6HG

What3words: ///today.yappy.famous

Viewings: Viewing is strictly by appointment through Knight Frank.



Morten Boardman

01483 617930

morten.boardman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk

Your partners in property

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 June 2025. Photographs and videos dated June 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.

