



Cliff Cottage, Coldharbour, Surrey RH5 6HE

Price £850,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

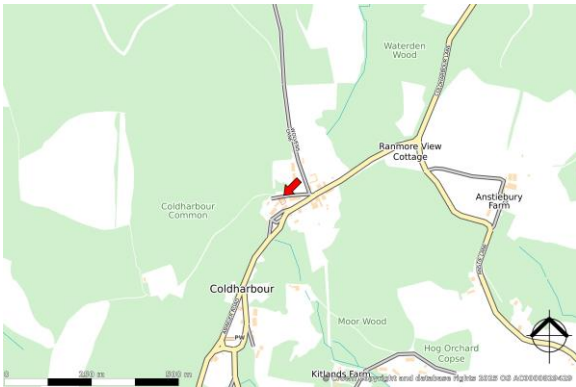
An elevated & well presented 3 double bed detached family home with period features, stunning views over the South Downs, a detached garage & a lower ground floor offering the scope for a 4th bedroom located within a short walk of Coldharbour village pub, church & shop in the heart of the Surrey Hills. Ground floor accommodation (with under floor heating) comprises an entrance hall, sitting room with feature bay window with views & a log burner, a great sized, well fitted kitchen with an extensive range of units to include large larder cupboards with skylight over, a stable door, a freestanding Range (5 ring gas) cooker, an integrated dishwasher & wine fridge open plan to a dual aspect dining/family room with display fireplace. There is also a well fitted shower room & a good size utility/boot room (with a stable door providing a separate access into the property for muddy dogs etc.) on this floor. The first floor offers 2 large double bedrooms with exceptional distant views, a 3rd smaller double bedroom, a spacious & recently fitted shower room with underfloor heating & a utility cupboard with space & plumbing for a washing machine & drying area. A loft hatch with ladder provides access to a part-boarded, well insulated loft. There is also a lower ground floor area (built into the hill) with a window overlooking & double doors leading out to the garden, power & light. This area requires a little finishing off but offers great scope for a study/4th double bedroom. Outside the property benefits from a detached garage with off-street parking for one car to the front & possible roadside parking on the track outside. There is a good sized patio area with ample space for table & chairs to the side of the property which enjoys the evening sun, with steps down to a decked area, pond & lower level (possible lawned area) with raised vegetable borders. This quiet, central village location offers rural yet not remote living & provides direct & easy access to numerous dog walks. Must be seen !

Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane up to the junction with the A25. Proceed along the A25 eastbound towards Dorking, through Gomshall & Abinger Hammer villages, & just before you come into Wotton, turn right into Hollow Lane (signposted to Abinger Common and Leith Hill). Continue straight on for circa 5 miles, initially through the single track, then bearing slight left into Leith Hill Road, then left into Abinger Lane (signposted towards Coldharbour. Turn left just before The Plough Pub into Wolvens Lane then immediately left again along a track (between the telephone box & post box) & you will find Cliff Cottage the third house up on the left-hand side (just after the signpost to the Cricket Club to the right). **What3words ///bronze.points.brave**

Situation :

Coldharbour village, on the slopes of Leith Hill, is one of the highest villages in the South East of England. Surrounded by the Surrey Hills Area of Outstanding Natural Beauty the village has spectacular views towards the South Downs. The village offers a pub, small shop and church as well as a local cricket club. Leith Hill Tower and viewpoint is just over a mile away offering panoramic views towards London and the South Coast & there are numerous local walks/bike rides etc. in the area to choose between. Situated within circa 4 miles of Dorking town centre with easy access to the A25, sought after schools, numerous farm shops & cafes, & extended recreational and shopping facilities in Reigate, Cranleigh & Guildford with train stations to the City or down to the coast,. The property is located within 13 miles of Gatwick airport.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

Council Tax - Mole Valley Council - Band G - £4,114.10 per annum (2025-26)

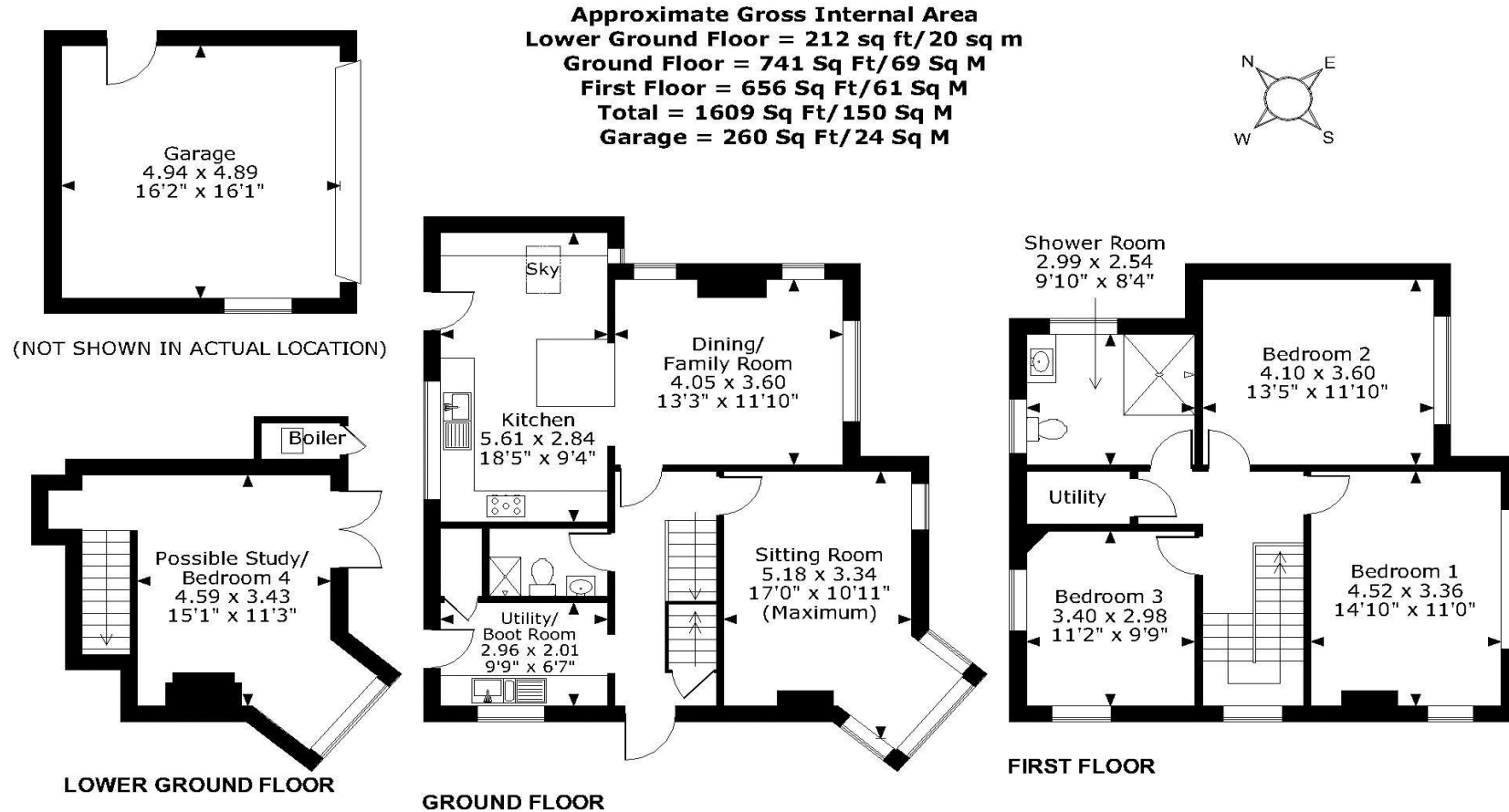
Mains water, drainage and electricity. Heating and hot water is via an air source heat pump. Broadband is a FTTC connection.
Purchase of the property also includes part ownership of title SY702364 (the track)

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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The position & size of doors, windows, appliances and other features are approximate only.
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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm