

MAYFIELD

Camilla Drive



A STUNNING OAK FRAMED PROPERTY BUILT IN 2015

Set in an Area of Outstanding Natural Beauty with stunning views from the garden.

Summary of accommodation

Reception hall | Drawing room | Kitchen/breakfast room | Pantry | Study | Utility room | WC

Principal bedroom with dressing room and en suite bathroom | Three further bedrooms with three bathrooms

Bonus room which could be an additional bedroom or sitting area

Double garage with mezzanine above | Garden loggia

In all about 0.86 acres

Distances: Westhumble station 0.3 miles (to London from 50 minutes), Dorking 1.5 miles (to London from 53 minutes)

Guildford 12 miles, Gatwick 14 miles, Heathrow 25 miles

(All distances and times are approximate)

SITUATION

Mayfield is situated in the sought after Camilla Drive in one of Surrey’s highly regarded villages, and in an area of ‘Outstanding Natural Beauty’. Westhumble is an attractive village, nestled in the valley between Box Hill and Ranmore Common, with immediate access to spectacular countryside and many walks. The mainline train station Box Hill and Westhumble is around 0.3 miles away. Mayfield is located near to the traditional and well regarded market town of Dorking, which provides a range of local and regional services. The property is extremely well served by road and rail for access to London and the international airports of Heathrow and Gatwick.

Golf: Wisley, Betchworth and Tyrrells Wood. Slightly further afield but within Surrey are the internationally renowned golf courses of Wentworth and Sunningdale.

Horse Racing: Sandown Park, Epsom, Lingfield, Ascot and Goodwood.

Sporting & Entertainment: Beaverbrook Hotel and Spa in Leatherhead, offers sporting and entertainment experiences of the highest calibre, with a 5* Hotel and Spa, fine dining Japanese Grill, cookery school and an 18 hole golf course which opened in 2016. Denbies Winery and the RAC Country Club are nearby, as is the High Ashurst Outdoor Education Centre in Mickleham which offers a wide range of pursuits including climbing, abseiling, trail biking and adventure walking amongst others. Opposite the house there is off-road access to Ranmore Common with its extensive network of bridleways and footpaths.

Education: Notable private schools include; London Freeman’s, St John’s, Reigate Grammar, Cranleigh, Box Hill, St Teresa’s, Cranmore, Downsends and Christ’s Hospital. State schools include The Ashcombe, The Priory and St Pauls Primary.



THE PROPERTY

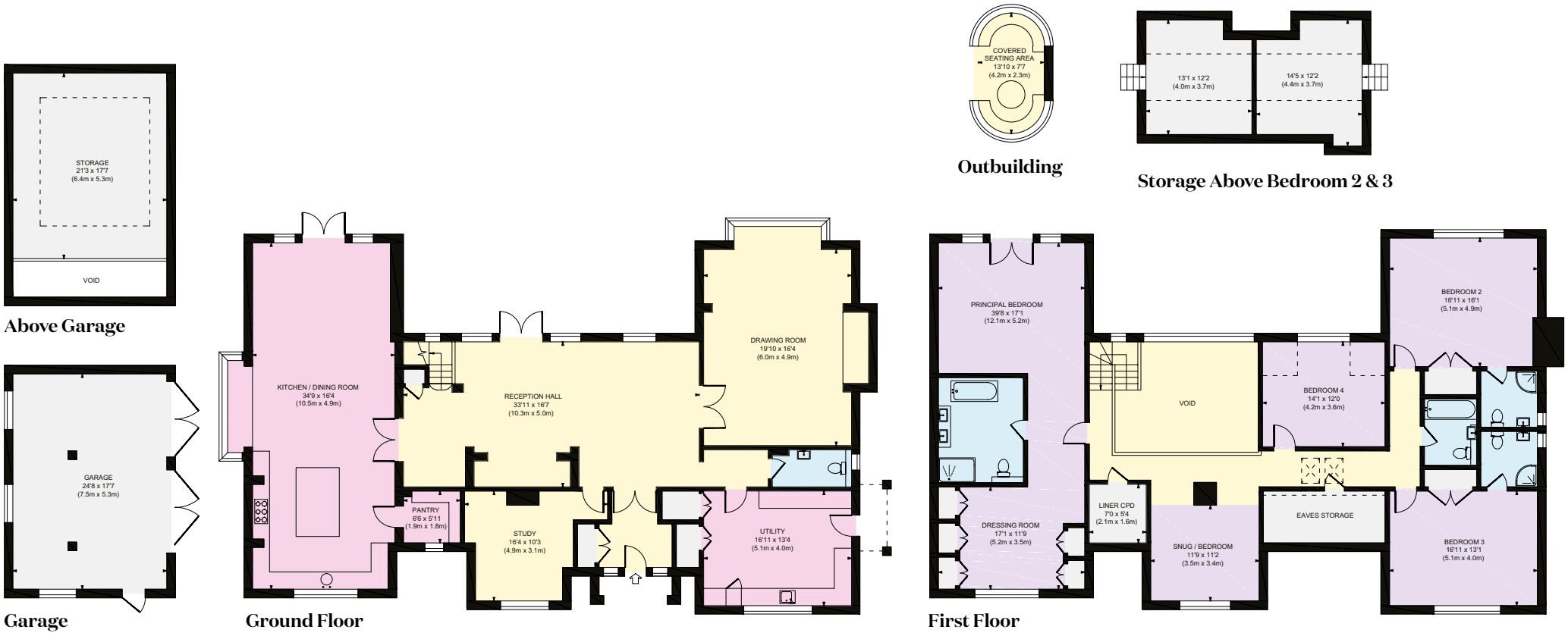
Mayfield is a stunning property built by the current owners in 2015. The house was constructed with an oak frame, however internally only the drawing room has the exposed oak structure adding character and charm. The kitchen/breakfast room is beautifully appointed and spans the entire width of the house so offers a huge amount of light whilst having direct access into the garden.

The real showpiece is the stunning double height reception hall with incredible feature windows flooding the space with natural light and bringing the outside in.





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



Approximate Gross Internal Area
Main House 4409 sq. ft / 409.67 sq. m (Excluding Void Area & Storage Areas Above Bedroom 2 & 3)
Garage 428 sq. ft / 39.75 sq. m (Excluding Storage above)
Outbuildings 95 sq. ft / 8.85 sq. m
Total 4932 sq. ft / 458.27 sq. m

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.





GARDENS AND GROUNDS

The plot extends to around 0.86 acres and is mainly laid to lawn, there is a large amount of privacy from the neighbouring properties due to well established hedging. The wild flower garden sits up on a raised bank and from here, the far reaching views are simply breathtaking.





PROPERTY INFORMATION

Directions: RH5 6BU
What3words: ///orbit.scales.fallen

Tenure: Freehold

Local Authority: Mole Valley District Council: 01306 885001.

Council Tax: Band H

EPC Rating: B

Services: Mains gas, drainage, electricity and water as well as solar thermal panels.

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