



## Coldharbour, Dorking

- SUBSTANTIAL DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN WITH SEPARATE UTILITY/BOOT ROOM
- BASEMENT/STUDY
- ARRANGED OVER THREE FLOORS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING WITH GARAGE
- SOUTH WEST FACING GARDEN WITH ELEVATED VIEWS

Guide Price £850,000

EPC Rating '63'

- COLDHARBOUR VILLAGE LOCATION AND CLOSE TO LEITH HILL
- SHORT DRIVE TO DORKING TOWN CENTRE AND MAINLINE TRAIN STATIONS



A well-presented and charming detached family home with modern comforts. Arranged over three floors, the property offers three double bedrooms, driveway parking with a double garage and expansive views across Coldharbour to the South Downs.

Entry is gained to the property via a choice of two entrances; through the main, front door off the terrace or with your dirty, furry friends into the mud/utility room, which offers generous practical storage solutions. The cosy 14-foot sitting room has a south-facing aspect through the large windows; one of which is a bay. There is a wood-burning stove which creates a warm and inviting atmosphere. At the heart of the home the recently updated kitchen has been finished to a high specification. It offers a range of shaker-style cabinetry topped with stylish work surfaces and high-end appliances, including a range cooker. The kitchen/dining area provides ample space for a large table and chairs and creates an ideal space for entertaining. The entire ground floor benefits from porcelain tiles with underfloor heating throughout. There is also a contemporary shower room on the ground floor along with a basement which benefits from power, lighting and double doors out to the garden.

Upstairs there are three generous double bedrooms; two of which benefit from spectacular views across the surrounding countryside with views to the South Downs and even the coast on a clear day. The stylish, family bathroom impresses with its contemporary design featuring a large walk-in shower, modern grey tiling and underfloor heating.

#### Outside

The property features a garage with driveway parking for one car, with two sets of steps leading down to the side and rear of the house. To the side, a paved terrace enjoys a very sunny, south westerly aspect making it a perfect spot for outdoor entertaining. Further steps lead down to a decked terrace overlooking a pond and planted border, followed by the lower garden. This area offers ample space for more relaxation or vegetable gardening. Hedged and fenced borders to the southern and eastern boundaries provide privacy to this area.

#### Council Tax Band & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage and electricity. Heating and hot water is via an air source heat pump. The broadband is a FTTC connection.

#### Location

Cliff Cottage is located in the heart of Coldharbour village which is provided with a pub, shop and church. The village is surrounded by some of Surrey's finest, unspoilt countryside set within the Surrey Hills, an Area of Outstanding Natural Beauty, and within a half mile walk to the Leith Hill tower. The village also boasts the highest cricket club in the southeast of England and offers spectacular views over the South Downs. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Dorking is highly regarded for its outstanding countryside, including Denbies, The Nower, Ranmore Common and Box Hill (National Trust) - ideal for walking, riding and cycling enthusiasts.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



## Coldharbour, RH5

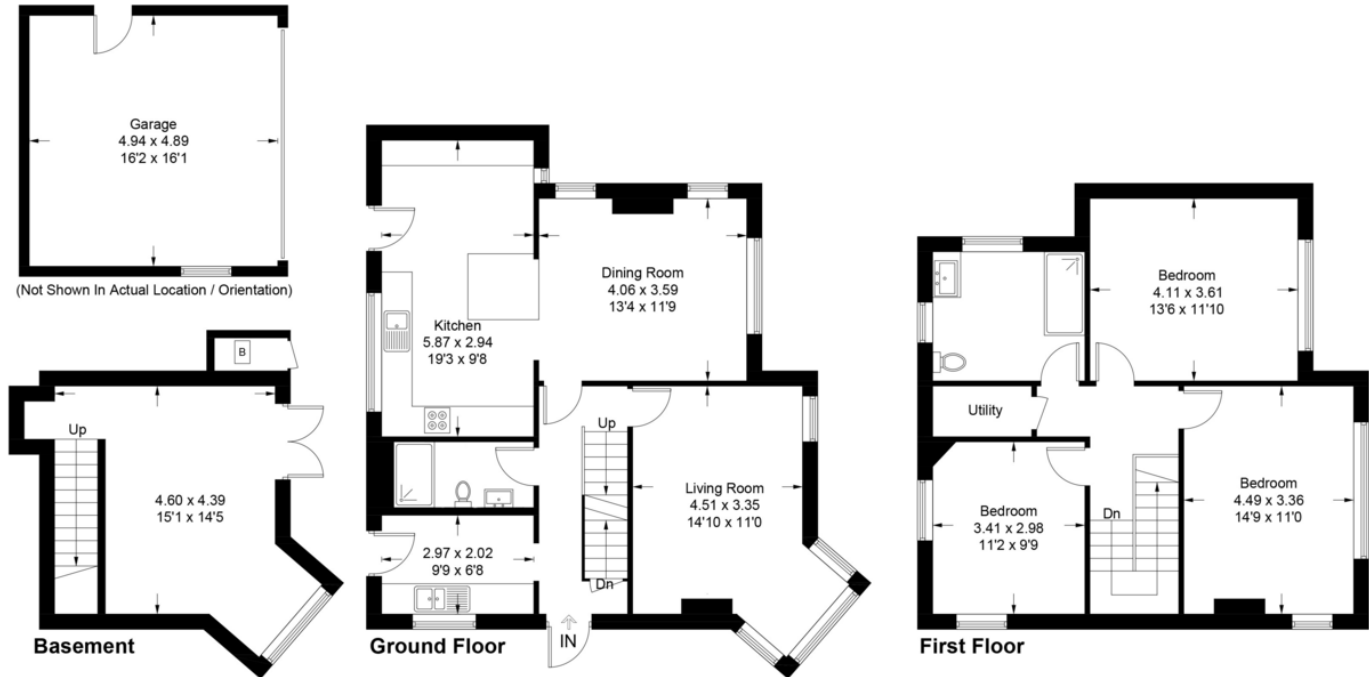
Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

Basement = 21.7 sq m / 233 sq ft

(Excluding External Boiler)

Garage = 24.2 sq m / 260 sq ft

Total= 176.0 sq m / 1893 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. (ID1173394)

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

### COUNCIL TAX BAND

Tax Band G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
RH4 2HD

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