



Osborne Plantation
Ranmore Common | Dorking | Surrey | RH5 6SX

OSBORNE PLANTATION





KEY FEATURES

A Once-in-a-Lifetime Opportunity to Create Your Own Piece of Heaven

Set in the heart of the Surrey Hills Area of Outstanding Natural Beauty, Osborne Plantation is the epitome of countryside exclusivity. This remarkable 80-acre estate is perfectly nestled within its own grounds, offering a seamless blend of rural tranquillity and modern convenience — all just moments from key amenities and transport links. There is an obvious reason why Ranmore Common is a carefully guarded secret that attracts high profile residents who recognise the exclusivity, natural beauty and freedom this area offers.

From the moment you wind your way down the one kilometre drive through the ancient yew woods, you know you've arriving somewhere truly special - a place so rare, it's hard to believe it exists. The unmatched location of this Estate enables walking, cycling and riding straight from your doorstep, without having to cross a single road. This home is surrounded by protected National Trust land, offering a deep sense of seclusion and natural connection.

At its core lie a two bedroom annex, four lush paddocks with stabling and immaculately kept gardens. The feature which brings this estate into a league of its own is the planning permission to develop a four bay garage with accommodation or entertainment rooms above, as well as two substantial barns set within the woodland, that could be accessed using a proposed second driveway leading onto the A246.

This property provides the chance to step away from the chaos and stress of the outside world, providing an idyllic home for families with the safe space to roam free and capture the essence of a carefree childhood with den building, tree houses and camp fires. If you are a keen walker, cyclist or dog owner, there will be no more car journeys to crowded Sunday car parks, just open the door and go. Those with an interest in equestrian pursuits have direct access to Bridle paths, eliminating the need to cross any roads, as well as space for a straight gallop of 1.2 km on your own land.

Whether you're seeking space for adventure, a peaceful retreat immersed in nature, or the freedom to build something entirely your own, Osbourne Plantation offers a unique opportunity to shape a life of true freedom, beauty, and purpose — all in one of Surrey's most magical and private landscapes.

Step inside this magnificent home and you're immediately struck by the spectacular double-height kitchen and family room lined with handmade red bricks, the true heart of the house, filled with light and designed for both grand entertaining and everyday living.

Situated off the kitchen is an acoustic glass entrance which maintains the beautiful brightness distinctive to this home that lead to the principle sitting room. A Condura wood burning stove with soap stone exterior creates a centre point of a room ideal for perfect quiet evenings.

The ground floor also features three harmoniously appointed bedrooms and a family bathroom with a glorious copper bath centrepiece - a showstopping statement of luxury and elegance. Beyond this lies a spacious fourth bedroom suite, complete with its own copper bath and sink, and views that lead up to the enchanting woodland.















Upstairs, a glass-panelled galleried staircase and landing lead you to the principal suite, a sanctuary of calm and comfort that feels like stepping into your very own private retreat. A sound-proof glass partition separates the exquisitely finished bathroom with yet another copper bath from the serene and restful bedroom. With light flooding through the dormer windows and offering spectacular views over the Estate, this space strikes a perfect harmony between peaceful seclusion and refined elegance.











In addition to the striking main house, the estate includes an complementary and inviting oak-clad two-bedroom cottage; ideal for guests, extended family or staff.









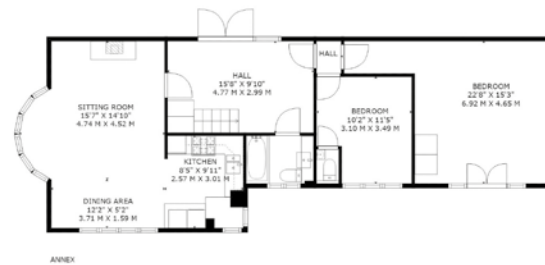
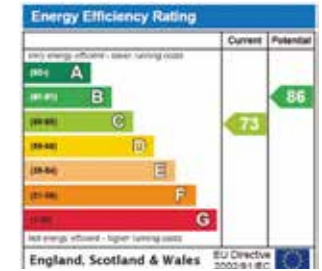
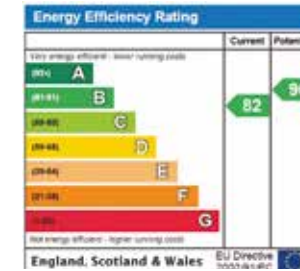
Despite its secluded setting, the home offers excellent connectivity with easy access to the A3, M25, Heathrow and Gatwick as well as a wide array of shops, restaurants and amenities in Cobham, Guildford and surrounding villages just minutes away. A vast choice of exceptionally performing schools and colleges are within easy reach.

This is a home where the possibilities are limitless- a rare chance to expand, adapt and curate an estate entirely shaped by your vision.









GROSS INTERNAL AREA: 4394 sq ft, 408 m2
OPEN TO BELOW & LOW CEILING: 526 sq ft, 50 m2

OVERALL TOTALS: 4920 sq ft, 458 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





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