



STONEHOUSE WOOD

Walliswood, Dorking, Surrey



A STANDALONE CONTEMPORARY AND LUXURY LOW ENERGY HOME, SET WITHIN 3 ACRES

Summary of accommodation

Main House

Ground Floor: Reception hall | Kitchen/dining room | Living room | Home office | Bedroom with en suite bathroom
Bedroom/snug room | Utility room | Cloakroom

First Floor: Principal bedroom suite with dressing room and en suite bathroom | Two further bedrooms | Family bathroom

Outbuildings

Summer house containing gym, games room, office area and boiler room

In all about 3 acres

Distances

Local towns: Ockley 2.5 miles, Ewhurst 3.7 miles, Cranleigh 5.3 miles, Horsham 9.2 miles

Train stations: Ockley Train Station 4.0 miles (London Victoria from 75 minutes), Holmwood station 6.9 miles (London Victoria from 70 minutes)

Horsham station 8 miles (London Victoria from 55 minutes, London Blackfriars from 61 minutes)

Dorking station 11.6 miles (London Waterloo from 53 minutes, London Victoria 56 minutes)

Roads: A3 West Clandon 13.4 miles, M25 (Leatherhead Junction 9) 15.7 miles

Airports: London Gatwick 16.3 miles, London Heathrow 33.6 miles

(All distances and times are approximate)

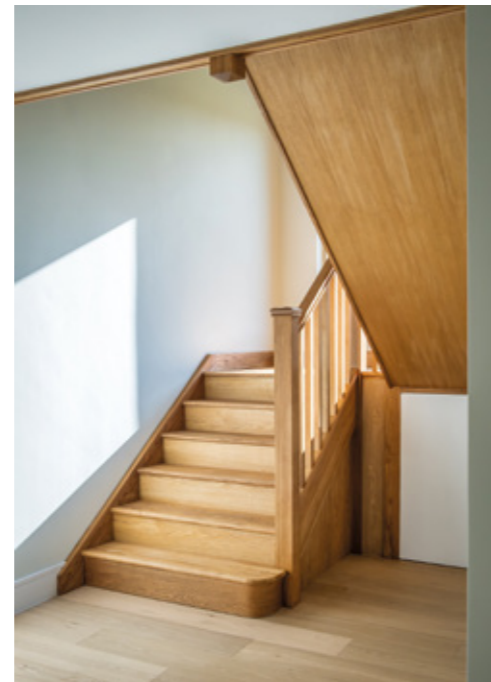
SITUATION

Walliswood is a quintessential Surrey village, offering an idyllic blend of rural charm and community spirit. Nestled amidst unspoilt countryside, it is surrounded by rolling farmland, woodland walks, and quiet lanes that capture the tranquillity of country living. Steeped in history, Walliswood is home to attractive period buildings and a beautiful 12th-century church, reflecting its rich heritage, while remaining conveniently positioned for access to neighbouring towns and transport links.

The surrounding countryside provides a wealth of outdoor pursuits. Scenic trails meander through woodland and farmland within the Surrey Hills Area of Outstanding natural Beauty, while Leith Hill, Holmbury Hill and Hurtwood Forest offer spectacular walking opportunities and panoramic views. Box Hill, one of Surrey's most iconic landmarks, presents celebrated hiking routes, and Denbies Wine Estate in Dorking offers guided tours and tastings amidst its picturesque vineyards. There are also many bridleways for horses as well as excellent cycling routes on the doorstep.

Nearby, Guildford and Dorking provide cultural attractions, from Guildford Castle and riverside walks to Dorking's antiques, independent boutiques, and fine dining. Family friendly destinations include the Rural Life Centre in Tilford and Bocketts Farm Park in Leatherhead, while local inns such as The Scarlett Arms in Walliswood and The Parrot in Forest Green offer charming spots to unwind after a day exploring the countryside.

There is an excellent range of schools nearby including Leith Hill School in Holmbury St Mary, Farlington School in Horsham, Pennthorpe Preparatory School in Rudgwick, Longacre School in Shamley Green, Duke of Kent in Ewhurst, St. Johns in Leatherhead, Cranleigh School in Cranleigh, Reigate Grammar in Reigate and RGS Surrey Hills in Mickleham.



THE PROPERTY

Stonehouse Wood is a beautifully constructed luxury low energy new build, meticulously designed by our clients to combine the very best in contemporary architecture, design, and building technology.

The property boasts an exceptional EPC rating of A, achieved through a range of innovative and forward-thinking features such as air-source heat pumps, a Loxone smart home system with energy monitoring, solar panels, and triple glazing.

Finished to an exceptional standard throughout, the accommodation is arranged predominantly over two floors. The layout is highly versatile, featuring open-plan living on the ground floor with an attractive Italian kitchen, well-equipped with a large island and bespoke cabinetry, as well as a ground-floor en suite bedroom.

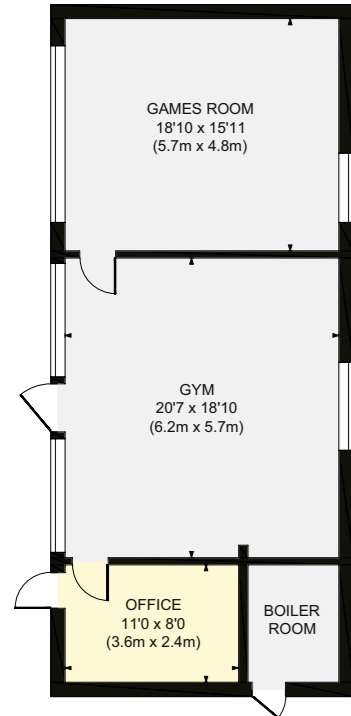
On the first floor, the principal bedroom suite is particularly spacious, complete with a dressing room, luxurious en suite bathroom, and a vaulted ceiling. There are also two further bedrooms and a family bathroom, all finished to the same exacting standard.



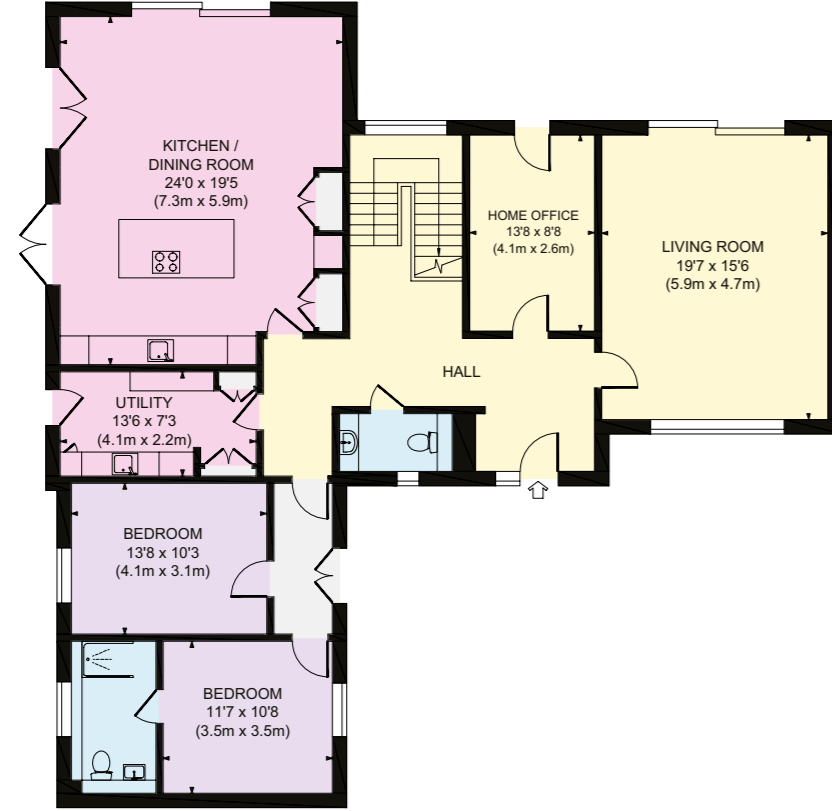




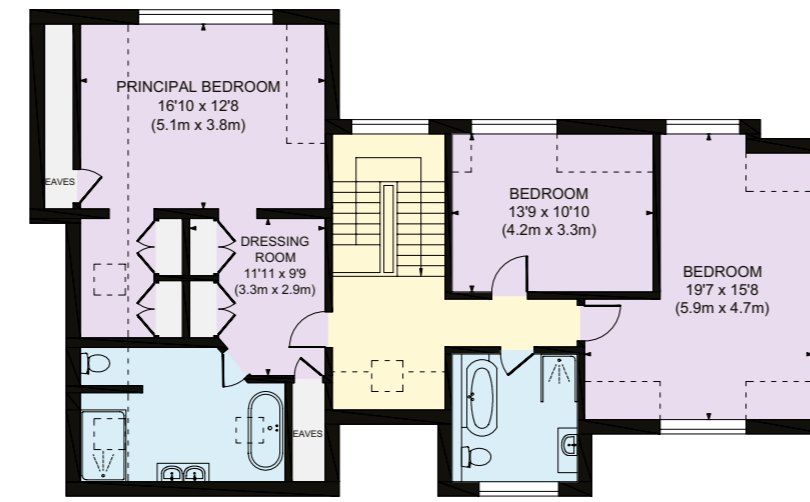
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 2904 sq. ft / 269.76 sq. m
 Outbuildings 857 sq. ft / 79.59 sq. m
 Total 3761 sq. ft / 349.35 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.



GARDEN AND GROUNDS

The property sits within a generous three-acre plot, approached via a large gravel driveway providing ample parking. Porcelain tiles wrap seamlessly around the house, creating a spacious south-facing terrace to the rear, an ideal setting for entertaining.

The gardens are divided into two sections, the first is mainly laid to lawn and immaculately maintained, bordered by mature trees and planting that provide an excellent sense of privacy. Beyond this lies a more natural, meadow-style area, which could easily be utilised as a paddock or left as a wild garden to encourage biodiversity.

Adjacent to the main house is a cedar-clad outbuilding, offering versatile secondary accommodation or a superb home office, complete with underfloor heating.







PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, air-source heat pumps and private drainage.

Local Authority: Mole Valley Borough Council: 01306 885001

Council Tax: TBC

EPC: A

Tenure: Freehold

Directions

Postcode: RH5 5PL

What3words: ///caramel.donates.shredding

Viewings: Viewing is strictly by appointment through Knight Frank.

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