



# Cudworth Lane, Dorking

£1,750,000





Hillside Farm is an exceptional luxury eco-estate nestled within 3.3 acres in the heart of the Surrey Hills, seamlessly blending cutting-edge contemporary design, breathtaking panoramic views, resort-style wellness amenities, and outstanding lifestyle and redevelopment opportunities.





Hillside Farm is a truly exceptional detached eco-home, thoughtfully reimaged and comprehensively refurbished during the current ownership to create a remarkable contemporary country residence within the heart of the Surrey Hills.

Occupying approximately 3.3 acres, the property perfectly balances architectural sophistication, energy autonomy, and lifestyle-led design. The grounds comprise around one acre of beautifully curated gardens alongside a 1.5-acre accessible wild meadow, creating an extraordinary sense of privacy, tranquillity, and connection to nature.

At the heart of the home lies a breath taking 8m x 8m open-plan living environment, designed to maximise light, space, and its spectacular setting. Featuring a striking living roof, polished concrete flooring, and expansive glazing framing 180-degree south-facing panoramic views, this impressive space seamlessly blends indoor and outdoor living.

Designed as a sanctuary from modern life, Hillside Farm offers an unrivalled lifestyle experience. A private kilometre-long meadow trail winds through the grounds, ideal for peaceful wildlife walks, scenic 5k runs, or exhilarating cross-country mountain biking.

The outdoor entertaining and wellness amenities are equally impressive, centred around a stunning 18m x 12m natural swimming pond with waterside sauna, outdoor kitchen, fire pit seating area, and mature orchard — creating a private “wild spa” atmosphere rarely found in residential homes.

For equestrian enthusiasts, the brick-built former livestock barn offers excellent potential for conversion into a 1–2 horse stable, with direct access onto an extensive network of bridleways allowing for road-free hacking through the surrounding countryside.

Further enhancing the property's versatility is an estimated 170m<sup>2</sup> footprint of existing outbuildings, including a double garage, triple timber barn, and traditional brick cow shed. These present an outstanding opportunity for replacement or redevelopment



# Need to know

- Reimagined Victorian home set within prime Surrey Hills
- An entirely gas-free eco-home
- A expansive open-plan living space featuring a living roof, solid polished concrete floors, and 180° south-facing panoramic views.
- Powered by 14 PV solar panels, a 9.5kw storage battery, a high-capacity heat pump, and underfloor heating, complemented by a 2,500-litre rainwater harvesting tank.
- An (estimated) 170m<sup>2</sup> footprint of outbuildings offering a superb opportunity to replace with a bespoke multi-car garage, home gym, or self-contained annex.
- An 18m x 12m natural swimming pond, a waterside sauna, an outdoor kitchen, a fire pit, and a mature orchard.
- Includes an integrated EV charger for solar-powered driving
- EPC rating - A



Cudworth Lane, Newdigate, Dorking  
 Main Dwelling 195.2m<sup>2</sup> ... 2101 ft<sup>2</sup>  
 Total Area 377.0 m<sup>2</sup> ... 4056 ft<sup>2</sup> (Excluding Car Port)  
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## Interested?

dorking@ralphjames.co.uk  
 01306 284555

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ralphjames.co.uk