



CHART COTTAGE

Dorking, Surrey





A SUBSTANTIAL HOME, SET IN OVER 7 ACRES AND MOMENTS AWAY FROM DORKING TOWN CENTRE

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Study | Conservatory | Kitchen | Breakfast room
Two pantries | Utility | Store | Two cloakrooms | Lift to first floor

Ground Floor Internal Annexe: Kitchen/reception room | Bedroom | Shower room | Separate entrance

First Floor: Four bedrooms, one with an en suite bathroom | Two family bathrooms

Pool | Pool house | Pool shed | Three summer houses | Large Victorian greenhouse | Triple car port | Three outbuildings

In all about 7.35 acres

Distances

Local towns: Dorking town centre 1.1 miles, Reigate 6.4 miles, Guildford 14.8 miles

Train stations: Dorking station 1.4 miles (London Waterloo 53 minutes, London Victoria 56 minutes), Reigate station 6.2 miles
(London Victoria 45 minutes), Leatherhead station 6.3 miles (London Waterloo 45 minutes, London Victoria 51 minutes)

Guildford mainline station 14.7 miles (London Waterloo 32 minutes)

Roads: A3 Ockham 12.6 miles, M25 (Leatherhead Junction 9) 6.9 miles

Airports: London Gatwick 11.5 miles, London Heathrow 28.3 miles

(All distances and times are approximate)

SITUATION

Chart Cottage is situated in the quintessential Surrey market town of Dorking, offering an appealing blend of natural beauty and heritage charm. Nestled within the Surrey Hills Area of Outstanding Natural Beauty, the town enjoys exceptional surroundings, including the renowned Box Hill, alongside a wealth of outdoor pursuits.

Dorking is rich in character, with an array of period architecture, independent boutiques and inviting cafés lining its vibrant High Street. Despite its tranquil, semi-rural atmosphere, the town benefits from excellent connectivity, with direct rail services to London in just over an hour.

There is an excellent range of attractions and activities to enjoy both in and around Dorking. Box Hill provides breathtaking views and an extensive network of walking and cycling routes, while Denbies Wine Estate—one of England’s largest vineyards—offers tours and tastings in a picturesque setting.

The Dorking Museum & Heritage Centre gives a fascinating insight into the town’s rich past, while Dorking Halls hosts a diverse programme of theatre, live performances and concerts throughout the year. For those who enjoy the outdoors, the Deepdene Trail offers an attractive route through historic parkland, and nearby Leith Hill—the highest point in southeast England—provides exceptional walking and far-reaching panoramic views.

Polesden Lacey, a nearby National Trust property, is ideal for leisurely exploration, with its elegant house, gardens and sweeping grounds. For those interested in local produce, Dorking Brewery offers a fine selection of locally brewed craft beers and ales, best enjoyed in its welcoming taproom. Altogether, Dorking and its surroundings provide a rich blend of outdoor pursuits, cultural attractions and heritage experiences.

There is also a strong selection of well-regarded schools in the area, including RGS Surrey Hills in Mickleham, St John’s School in Leatherhead, St Teresa’s School in Effingham, The Duke of Kent School in Ewhurst, and St Catherine’s School in Bramley. Within Dorking itself, both Ashcombe School and The Priory C of E School are also highly regarded.







CHART COTTAGE

Chart Cottage is an attractive and substantial family home offering extensive and versatile accommodation, extending to over 4,250 sq ft, arranged over two floors. The property presents a rare opportunity to acquire a house of considerable scale in a highly desirable setting, with scope to modernise and reconfigure to suit contemporary living, subject to the usual planning consents.

The ground floor provides a generous range of reception space, including a well-proportioned sitting room, dining room, study and conservatory, creating an excellent balance of formal and informal living areas. The kitchen and adjoining breakfast room are complemented by practical ancillary spaces, including a utility room, pantries and stores, offering a strong foundation for redesign and enhancement. An annexe on the ground floor, with its own kitchen/reception room, bedroom and shower room, provides additional flexibility for multi-generational living or guest accommodation.



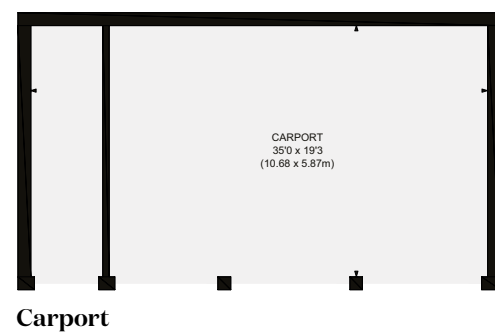
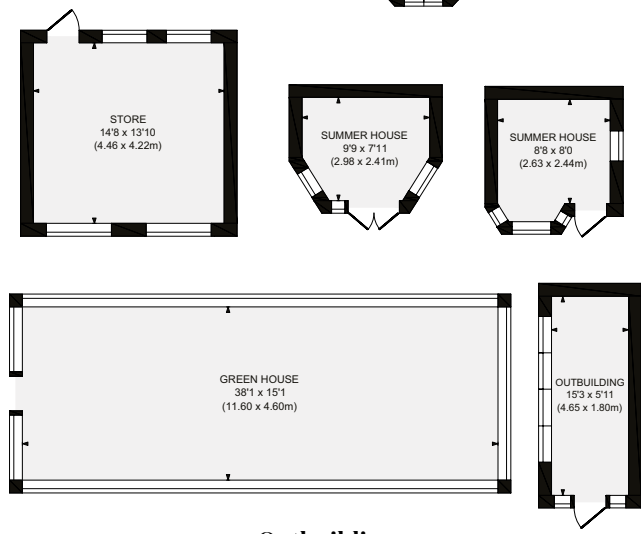
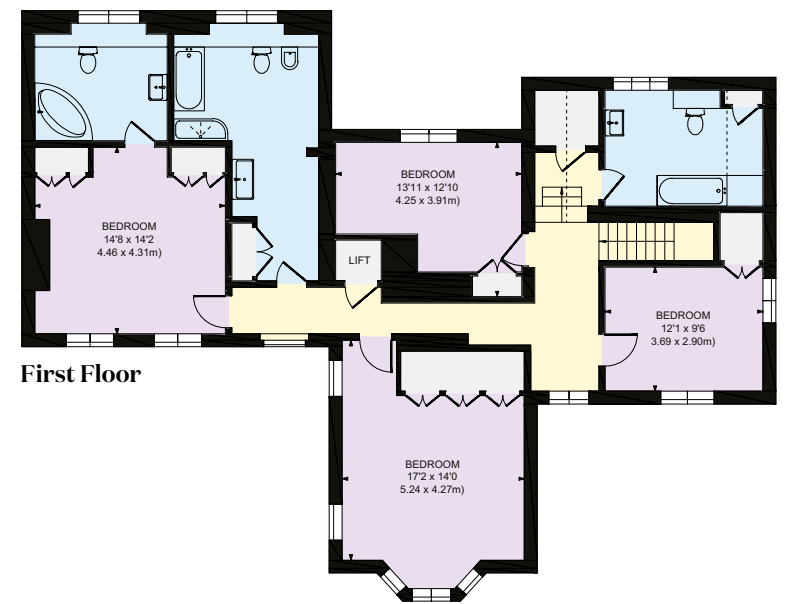
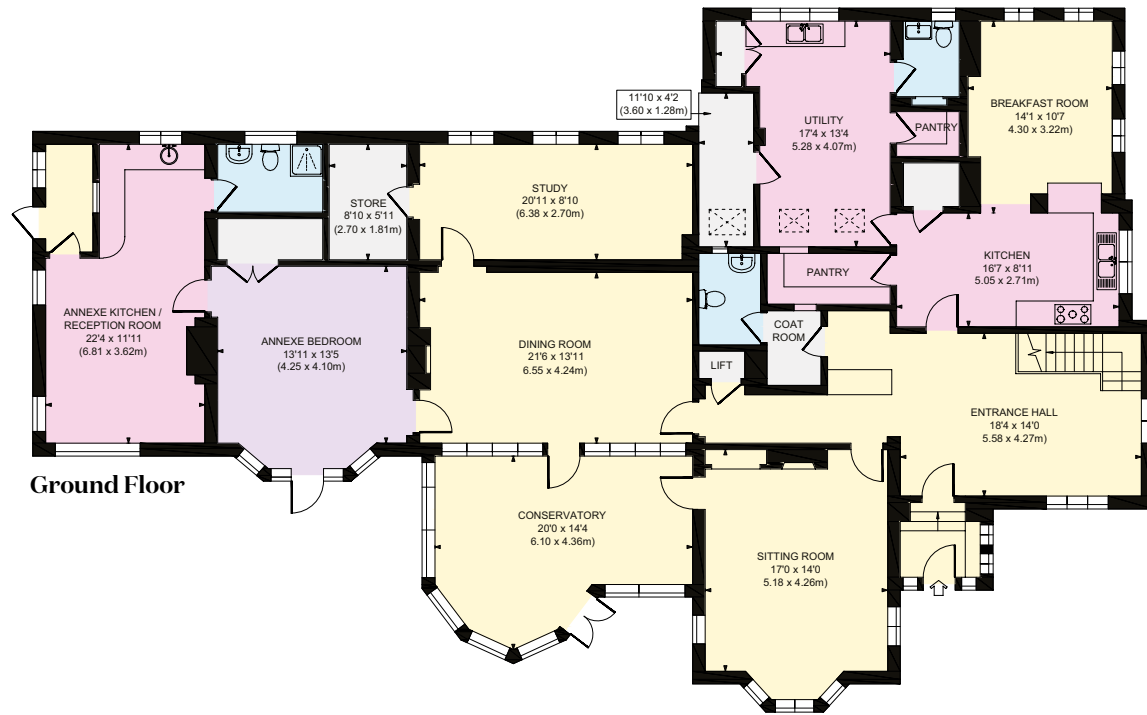


Upstairs, the first floor comprises four bedrooms, including a principal bedroom with en suite, alongside two family bathrooms. The layout offers well-proportioned rooms and the opportunity to create a superb principal suite or further adapt the space to modern requirements.

While the house would benefit from updating, it offers immense potential to be transformed into a truly exceptional home, with ample scope to extend or remodel, subject to the necessary permissions.







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

Approximate Gross Internal Area
 Main House 4,274 sq. ft / 397.11 sq. m
 Carport 675 sq. ft / 62.69 sq. m
 Outbuilding 911 sq. ft / 84.71 sq. m
 Total 5,860 sq. ft / 544.51 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

Chart Cottage is set well back and hidden from the road, approached via a beautiful winding driveway bordered by mature rhododendrons, creating a wonderful sense of arrival and privacy.

The gardens extend to approximately 7.35 acres and are a truly outstanding feature of the property. The main area of garden to the rear is predominantly level and laid to lawn, providing an excellent expanse of usable space. A charming pond lies to one side, while a swimming pool is positioned to the other.

Throughout the grounds, there is an impressive array of mature trees, established shrubs and seasonal planting, all of which combine to create a garden rich in character, colour and year-round interest. The setting offers a peaceful and highly attractive environment, ideal for both relaxation and entertaining.

A range of outbuildings further complements the property, including a triple car port, double garage, store and additional outbuildings, along with two summer houses. These provide excellent ancillary space and flexibility for a variety of uses, whether for storage, hobbies or outdoor enjoyment.











PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water and electricity, gas central heating and private drainage.

Local Authority: Mole Valley Borough Council: 01306 885001

Energy Performance Certificate: Rating D

Council Tax Band: H

Tenure: Freehold

Directions

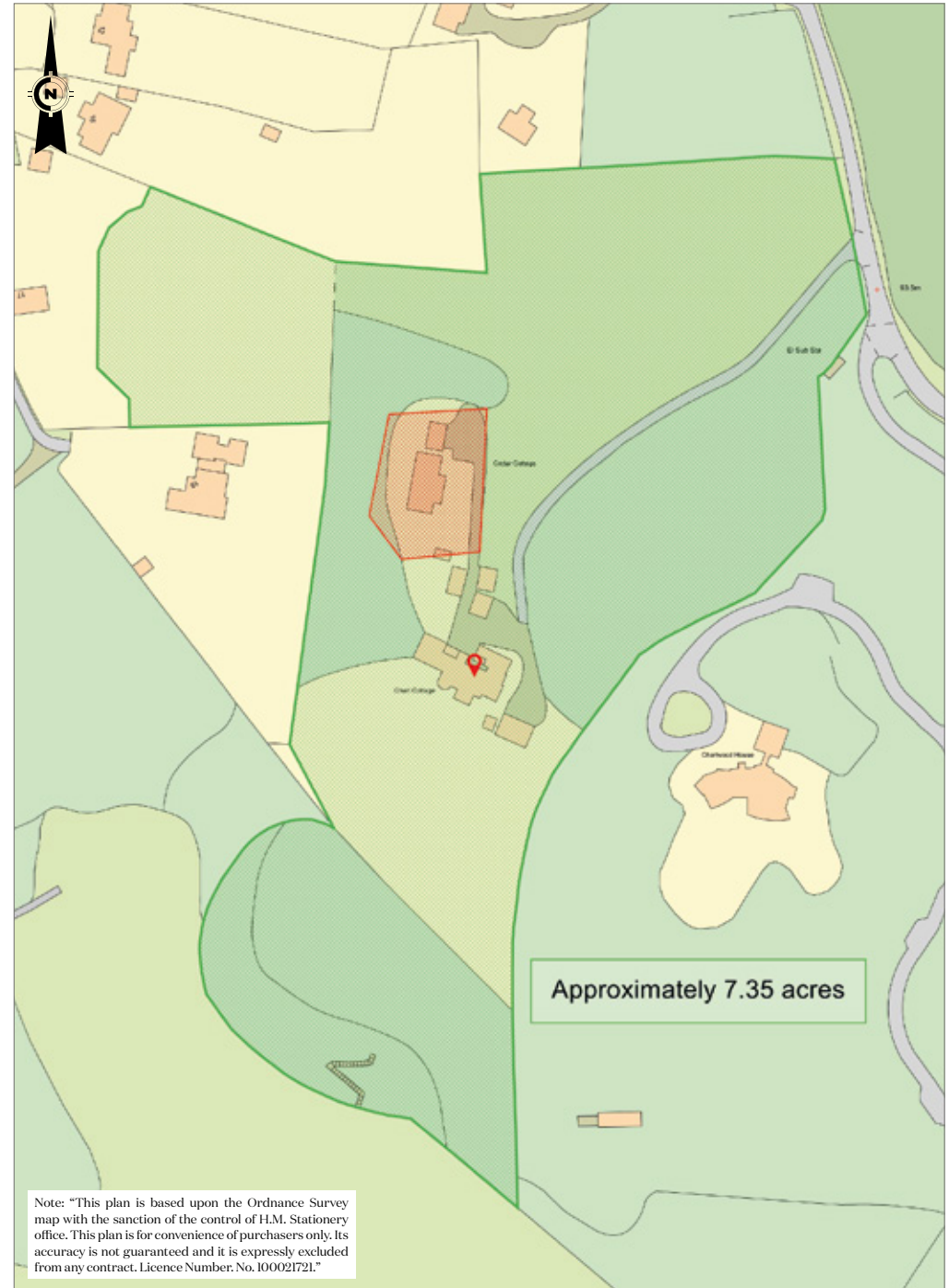
Postcode: RH5 4ED

What3words: ///frog.stone.gears

Viewings: Viewing is strictly by appointment through Knight Frank.

AGENTS NOTE

There is also the option to purchase Cedar Cottage. More details can be provided at request.





I would be delighted
to tell you more.

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