



FORGE END COTTAGE

Coldharbour, Dorking, Surrey





AN IDYLIC ONE-BEDROOM COTTAGE WITH AN ABUNDANCE OF CHARACTER

Summary of accommodation

Ground Floor: Kitchen | Living/dining room | Shed

First Floor: Bedroom | Bathroom

Distances

Local towns: Dorking town centre 4.8 miles, Reigate 11.5 miles, Guildford 14.3 miles

Train stations: Dorking mainline station 4.9 miles (London Waterloo from 53 minutes, London Victoria 56 minutes)

Leatherhead station 9.7 miles (London Waterloo 45 minutes, London Victoria 51 minutes,

Guildford mainline station 14.2 miles (from 32 minutes to London Waterloo),

Roads: A3 West Clandon 13.3 miles, M25 (Leatherhead Junction 9) 10.4 miles

Airports: London Gatwick 12.6 miles, London Heathrow 31.9 miles

(All distances and times are approximate)

SITUATION

Coldharbour is an exceptionally charming village, renowned for its enduring rural character and beautiful countryside setting. Situated within the Surrey Hills Area of Outstanding Natural Beauty, it provides an outstanding environment for outdoor pursuits, whether enjoying gentle walks, longer explorations, or simply taking in the remarkable scenery.

This peaceful village epitomises traditional countryside living, offering a quiet retreat from the activity of nearby towns. The local property landscape is defined by a delightful blend of period houses, characterful cottages and attractive farmhouses, all reflecting the area's rich architectural heritage and capturing the essence of refined rural living.

The area benefits from an excellent range of schools, including Hurtwood House in Holmbury St Mary, The Duke of Kent School in Ewhurst, St John's school in Leatherhead, St Teresa's in Effingham, Cranmore in West Horsley, Cranleigh School in Cranleigh, St Catherine's in Bramley, and Charterhouse in Godalming.

The surrounding countryside offers an abundance of scenic walking routes, including the celebrated Leith Hill and Box Hill, both famed for their sweeping panoramic views. Quiet country lanes are particularly popular with cyclists, while the Surrey Hills Sculpture Trail provides a unique fusion of contemporary art and natural landscape. Nearby, Denbies Wine Estate- England's largest vineyard- offers guided tours and tastings, while the National Trust property Polesden Lacey showcases elegant Edwardian architecture set within beautifully maintained gardens.

Dorking, a charming and historic market town, is a short drive away and offers an excellent selection of independent shops, acclaimed restaurants and a rich cultural scene. With prestigious golf courses such as Dorking Golf Club close at hand, Coldharbour presents a highly desirable setting for those seeking a seamless blend of countryside tranquillity, outdoor lifestyle and high quality amenities.

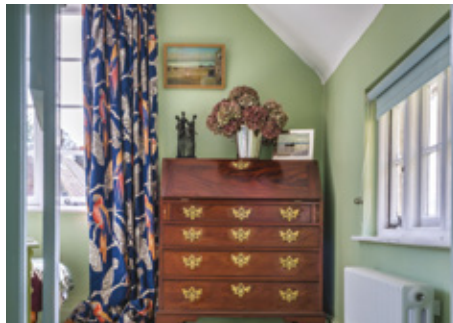




FORGE END COTTAGE

Forge End Cottage is a charming light filled cottage located in a quiet position with lovely views and an array of beautiful walks straight from the door. The property is full of charm and character with a wood-burning stove in the living room, as well as a large bay window and exposed beams. The kitchen has exposed stone walls, AGA and hand made units.

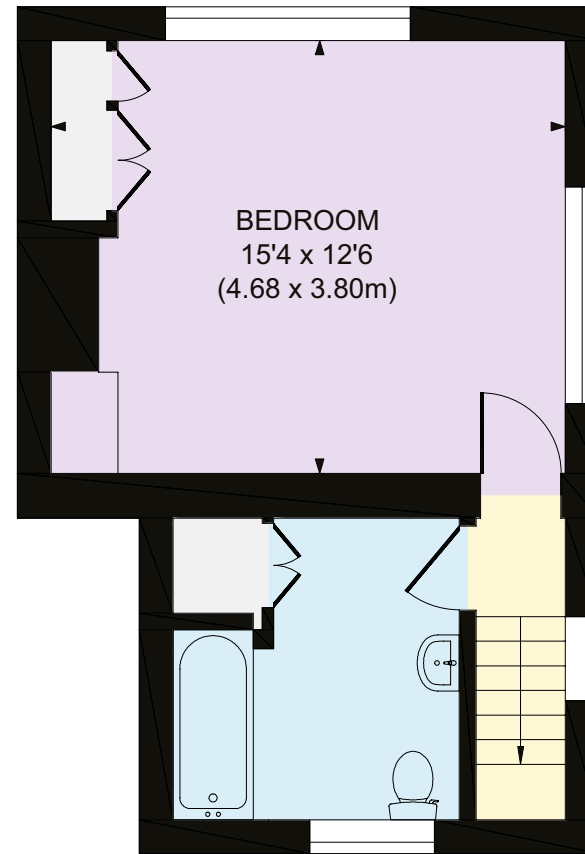
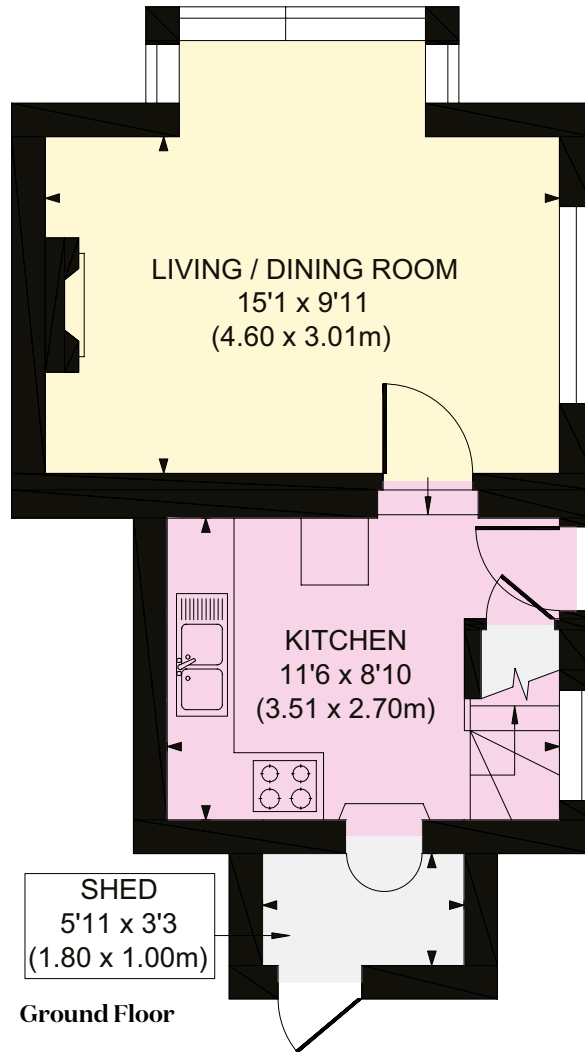
Upstairs, there is a large bathroom and a large and bright bedroom with beautiful far-reaching views.







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



Approximate Gross Internal Area
Main House 595 sq. ft / 55.30 sq. m
Shed 19 sq. ft / 1.80 sq. m
Total 615 sq. ft / 57.10 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

To the front of the property is a small gravel patio, a perfect spot for your morning coffee. To the rear of the house there is a small garden space and garden shed.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and recently installed Wi-Fi controlled electric heating.

Local Authority: Mole Valley Borough Council: 01306 885001

Energy Performance Certificate: Rating G

Council Tax Band: D

Tenure: Freehold

Directions

Postcode: RH5 6HE

What3words: ///flank.paints.pillow

Viewings: Viewing is strictly by appointment through Knight Frank.





I would be delighted
to tell you more.

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