



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

**£2,375,000**

**Oak Lodge, Dorking Road**

**Gomshall, GU5 9NY**

Set in an elevated position in the beautiful Surrey Hills, in a garden plot approaching half an acre bordering the Wotton Estate - an exceptional, recently completed detached country house on three floors, carefully crafted around a bespoke green oak frame, with many fine features including exposed oak beams, a bespoke kitchen and utility room with fully integrated appliances, air source heat pump and mechanical ventilation and heat recovery system

**PROPERTY SUMMARY**

RARELY AVAILABLE NEW BUILD IN THE SURREY HILLS -

Set in the sought after Surrey Hills area of outstanding natural beauty, Oak Lodge is a bespoke brand new country house in a wooded garden plot which adjoins open fields of the Wotton Estate. Combining traditional craftsmanship with contemporary living standards, its elevated position provides far reaching southerly views, and is set in grounds of approaching half an acre. This outstanding new build offers nearly 3,500 sq ft of beautifully appointed accommodation, which is finished to a high specification. Internally, the oak frame is a defining feature, with exposed oak beams and posts providing visual warmth with a strong sense of structure. The accommodation is centred around a wide triple height reception hall flooded with natural light via an overhead skylight. On the ground floor is a spectacular kitchen/breakfast room with bespoke Neptune cabinetry and fully integrated appliances, timber floor and patio doors onto a west facing terrace. Beyond the kitchen is a utility/boot room with contrasting colour units and a stable door to the terrace. A double aspect tv/family



5



4



4







Oak Lodge has an air source heat pump and a mechanical ventilation and heat recovery system, delivering continuous filtered fresh air throughout the home. The main areas have under floor heating with oak flooring and carpeting throughout and the bedrooms have radiators. There is ample storage space featuring bespoke cupboards and the interior is decorated to a very high standard with thoughtful neutral colour schemes. Outside there is a timber and tile garage and car port along with ample parking spaces for guests. The garden is landscaped and levelled and attractive terracing, with outdoor lighting, surrounds the house with feature brick retaining walls and an entertaining terrace at the rear. Oak Lodge is situated on the edge of Gomshall Village, directly adjoining the open fields of the Wotton Estate and the village is within a short walk with its two pubs and local supermarket. There is also the excellent Kingfisher Farm Shop in nearby Abinger Hammer and there are many picturesque Surrey Villages nearby, including Shere and Albury. Gomshall station is also within a short walk, with a short link to Guildford, with its fast onward commuter services to Waterloo. Gatwick airport is 18 miles and Heathrow is 25 miles. There is easy access to the A3 and M25.







Gomshall Village, pubs, local supermarket and station - 0.3 mile

Shere village - 1.2 miles

Dorking - 5 miles

Guildford - 7 miles



## DIRECTIONS

From Guildford take the A25 through Merrow and over Newlands Corner, by passing Shere, and continue into Gomshall. Carry on through the village passing Gomshall Mill and continue under the railway bridge into Dorking Road. After approximately 150 meters, turn left into a driveway signed to Driftway Cottage and Oak Lodge, and branch right at the top into the drive to Oak Lodge.

## Dorking Road, Gomshall



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

LOCAL AUTHORITY

Guildford

TENURE

Freehold

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>91</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### OFFICE ADDRESS

6 Quarry Street  
Guildford  
Surrey  
GU1 3UR

### OFFICE DETAILS

01483 300300  
info@hillclements.com  
<https://hillclements.com/>