

STONE



Broomehall Road RH5

£1,675,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Tucked along a winding country lane in the heart of the Surrey Hills, there stands a cottage so steeped in history and enchantment that time itself seems to slow at its gate. Welcome to Highland Cottage, a Grade II listed gem dating back to 1450, resting serenely on Broomehall Road, where Coldharbour nestles gently into the folds of the land and woodland paths whisper stories from centuries past.

Originally a humble hall house, its oak-framed bones first laid down in the 12th century, this home has lived many lives. From the quiet toil of a local family to a tale of clandestine romance, it once hosted the Lord of the Manor's secret love affair, with his wife's sister and their son spirited away to live discreetly in this house on the hill.

Today, Highland Cottage is a place of peace and slow beauty. Its current owner fell under the spell of the cottage, an enclave where wildflowers nod in the breeze and bluebells blanket the woods in springtime, and made it her sanctuary. Here, amidst bluebells and birdsong, you'll find the magic of old England.



From the moment you enter the grounds, the outside world recedes. A long green lawn stretches out like a welcoming arm, flanked by mature trees. A winding path leads to an old stone well and the enchanting front door, framed by an oak porch.

The four-acre estate is a symphony of nature: apple, pear, and plum trees offer fruit in season; cottage flowers tumble joyously from raised beds; chickens cluck in a handsome coop; and a small paddock waits patiently for a child's first pony.

Step inside, and the home is like something from the pages of a fairytale. Two distinct wings flow together in harmony. One side greets you with a warmly extended kitchen laid in British Stone, low-beamed ceilings in the dining room, and a master suite fit for storybook royalty—complete with a copper bathtub, a dual walk-in shower with underfloor heating, and a dressing room that could become a fourth bedroom.

The other half is all country cosiness: a middle sitting room with views to the garden, an office where inspiration strikes beside a wood-burning stove, and a snug TV room where evenings slow to the crackle of logs on the fire. Upstairs, two further bedrooms and a family bathroom await beneath sloping eaves and exposed beams.

Outside, a summer house with a verandah offers lazy afternoons and golden evenings overlooking the garden. And for those who blend work with rural life, a detached office with underfloor heating beside the double garage and carport means your commute is just a stroll through birdsong and blossom.







Broomehall Road is a meandering country lane woven into the Surrey Hills Area of Outstanding Natural Beauty. Known for its sense of calm and community, while remaining connected to the wider world, the charming villages of Coldharbour and Holmbury St Mary are moments away, offering traditional pubs, village halls, and spirited local life.

Nearby Dorking (just over 10 minutes by car) provides mainline train links to London Victoria and Waterloo in under an hour, along with boutique shopping, antiques, cafés, and essentials.

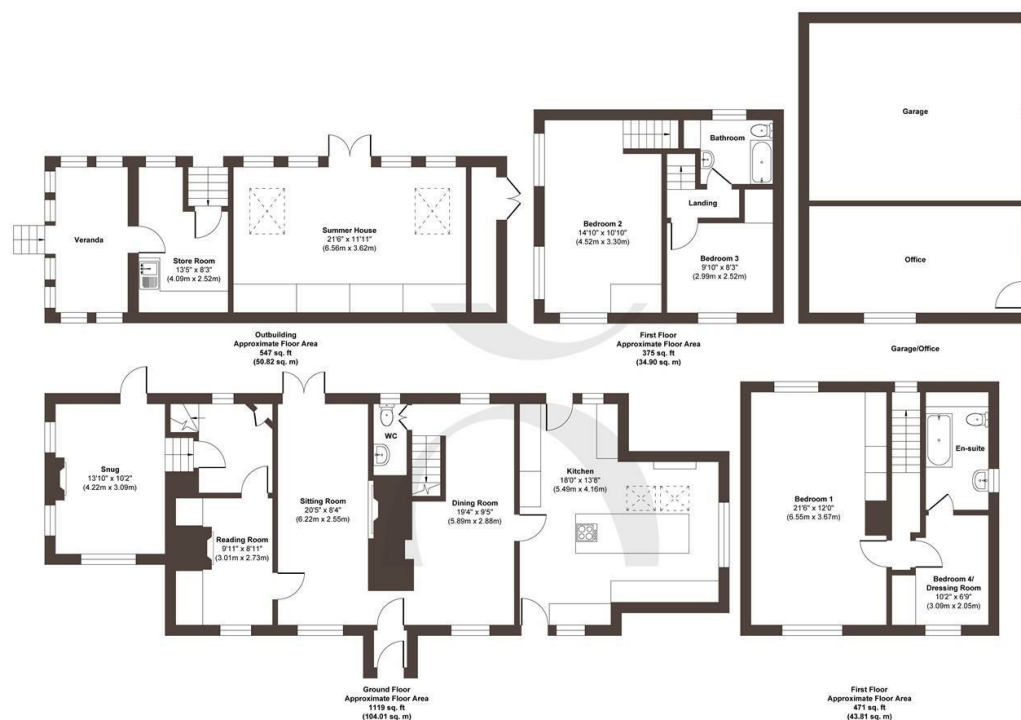
Step beyond your garden and into your very own bluebell wood. The paths lead you directly to National Trust land and the towering Leith Hill, the highest point in Southeast England, crowned with a tower and wrapped in walking trails with panoramic views to the sea.

Venture a little further and you'll find yourself at Mandira's Kitchen. A hidden gem tucked beside the tranquil waters of Silent Pool. Here, centuries-old charm meets culinary craftsmanship, where fragrant spices and slow-cooked dishes evoke the warmth of India in the heart of Surrey Hills. Whether you're browsing the delicately curated shop, indulging in a lakeside feast, or joining a hands-on cookery class, every experience is steeped in story and soul, all set against the gentle hush of the woods and the glimmer of the pool beyond.









Approx. Gross Internal Floor Area 2512 sq. ft / 232.74 sq. m (Including Outbuilding & Excluding Garage/Office)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- Built in 1450, this storybook cottage combines period charm and modern comfort
- A beautiful garden envelopes the cottage, forming part of the 4 acres of land, including a small stable and paddock
- Historic charm with mantels, exposed beams and stone
- Sympathetically extended kitchen with central island
- Principal bedroom with luxury copper bath tub
- A charming Summer house with a veranda and kitchenette
- A gated entrance with a spacious drive and garage
- Grade II Listed property, with main water and a Klargestep septic tank, electricity and oil
- A public footpath runs through the woodland

Size
Approx 2465.00 sq ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
H



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Let's *Talk*

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