



GARDEN COTTAGE

Campfield Place, Leith Hill, Dorking, Surrey



AN EXQUISITE HOME, IN AN IDYLIC SETTING AND FINISHED TO THE HIGHEST OF STANDARDS THROUGHOUT

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/dining room | Sitting room
Living room | Study | Utility | Boot room | Cloakroom

First Floor: Principal bedroom suite with private terrace | Guest bedroom with en suite
Two double bedrooms | Family bathroom

Garden and Grounds: Gated driveway with parking for several cars | Attached double carport and single garage
Beautiful landscaped gardens | Flagstone terrace

In all about 2.04 acres

SITUATION

Garden Cottage is located towards the end of a long private drive in the midst of some of the most sought-after Countryside in Surrey. Situated in a Designated Area of Outstanding Natural Beauty, this amazing contemporary conversion enjoys a level of privacy, being set well back from a country lane and in the midst of its own extensive gardens and grounds. The house is located just below the summit of Leith Hill and the village of Coldharbour is approximately 1.3 miles away. The village benefits from a vibrant community with the 17th-century Plough Inn, a church and a number of local societies. A wider range of shopping, cultural and leisure activities can be found in Dorking, Guildford and Horsham.

There is an exceptional range of state and independent schools in the area, including Belmont, Duke of Kent, Cranmore, Longacre, St Catherine’s, The Royal Grammar School, Charterhouse, Prior’s Field and Cranleigh School.

Communications are excellent with train stations in Gomshall 5.4 miles (London Waterloo from 56 mins), Dorking 7.6 miles (London Waterloo from 53 mins, Victoria from 55 mins), Horsley 9.6 miles (London Waterloo from 41 mins) and Guildford 12.8 miles (London Waterloo from 36 mins). The A3 and junction 10 of the M25 are approximately 12.6 mile away with Heathrow airport 25.5 miles and Gatwick 14.9 miles. Guildford 12 miles, Dorking 5.4 miles, Shere 6.4 miles, Central London 34.1 miles (all times and distances are approximate).

GARDEN COTTAGE

Nestled in an idyllic private setting at the summit of the Surrey Hills Area of Outstanding Natural Beauty, Garden Cottage is an exceptional contemporary home that has been meticulously converted, modernised and refurbished to an exemplary standard.



Blending timeless character with outstanding craftsmanship, the property offers beautifully designed accommodation extending to almost 4,000 sq ft, centred around a spectacular open-plan kitchen, dining room and orangery, finished with an uncompromising attention to detail and perfectly suited to modern living.

The elegantly proportioned interiors include a principal suite with private terrace, three further bedrooms, stylish reception rooms and sophisticated contemporary bathrooms, all showcasing the exceptional quality of finish evident throughout.







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



Approximate Gross Internal Area
Main House 3,470 sq. ft / 322.41 sq. m
Garage 526 sq. ft / 48.92 sq. m
Total 3,996 sq. ft / 371.33 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

Approached via a gated driveway and surrounded by approximately 2.04 acres of landscaped gardens and grounds, Garden Cottage enjoys complete privacy, extensive parking, a double carport and a garage. An attractive dry-stone wall separates the parking and garden areas, while a flagstone terrace leads to the front door and wraps around the house.

Three sets of double doors open onto the south-facing terrace, providing a wonderful space for entertaining.

The rear gardens have also been beautifully landscaped and include a private terrace accessed directly from the principal bedroom. Beyond, there is a level lawn enjoying stunning views, with a path leading through to the woodland beyond.









PROPERTY INFORMATION

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

Local Authority: Mole Valley District Council: 01306 885001

Energy Performance Certificate: Rating D

Council Tax Band: G

Tenure: Freehold

Directions

Postcode: RH5 6LX

What3Words: ///star.escape.alive

Viewings: Viewing is strictly by appointment through Knight Frank.

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