



BROOMEHALL ROAD DORKING RH5
£3,500 PER MONTH AVAILABLE 04/09/2026

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Broomehall Road Dorking RH5

£3,500 Per Month
Unfurnished

 3 Bedrooms
 1 Bathroom
 1 Reception

Features

- Farm setting with views, - Outbuildings including a Garden Office, - Extensive Garaging and a gym space, - A home of Character, - Openplan kitchen with vaulted ceiling, - Living Room, - Snug, - Fireplaces and Log burning stove, - 3 Bedrooms, - Family Bathroom, - Council Tax Band G

Council Tax

Council Tax Band G

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The Property

Approached via a farmyard track just off Broomehall Road, this delightful period cottage is set in an elevated position within the Surrey Hills, offering a wonderful blend of character and modern living. There is a true sense of arrival as you enter the gated driveway which leads to garaging and the main entrance of Holly Tree Cottage. The property has been thoughtfully updated and extended, most notably with a striking oak-framed kitchen/dining/reception room that forms the heart of the home. The kitchen is a bright and spacious area which enjoys excellent natural light, vaulted ceilings, and direct access to the garden, making it ideal for both everyday living and entertaining. The ground floor also comprises a welcoming sitting room, a cosy snug, and a practical utility room. Character features such as exposed beams, brickwork, and traditional detailing are evident throughout, adding warmth and charm. Upstairs, the accommodation includes a well-proportioned principal bedroom, two further bedrooms, and a family bathroom. The property is complemented by a detached double garage, along with additional outbuildings including a home office and gym, providing flexible space for modern lifestyles.

Outside

The gardens are a standout feature of the property, offering a high degree of privacy and beautifully landscaped surroundings. A large terrace adjoins the house and is facing west, providing an ideal space for outdoor dining and entertaining while enjoying the far-reaching views. The lawned garden is interspersed with mature trees, shrubs, and well-stocked borders,

creating a peaceful and established setting. While there is a charming pond, space for chickens, and several seating areas positioned to take advantage of different aspects of the garden throughout the day. To the rear, additional outbuildings include a detached home office and gym, offering excellent versatility for remote working or leisure use. A gravel driveway provides plenty of parking and leads to a substantial lock-up garage suitable for a number of vehicles, measuring some 32'4 x 20'9, with power and light. There is also an E.V. charging point.

Location

Coldharbour is a picturesque and historic village nestled within the Surrey Hills Area of Outstanding Natural Beauty. The village is particularly popular with walkers, cyclists, and horse riders due to the extensive network of surrounding countryside and scenic trails. At the heart of the village is The Plough Inn, a well-regarded pub serving both locals and visitors. Nearby Leith Hill Tower, the highest point in southeast England, offers breathtaking views and is just a short distance from the property. The market town of Dorking is a short drive away and provides a comprehensive range of everyday amenities, including independent shops, supermarkets, restaurants, and cafés. There are excellent transport links from Dorking's mainline stations, with services to London and the South Coast, making the location ideal for commuters as well as those seeking a rural lifestyle.

No floor plan currently available

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

