



Cudworth Lane, Dorking

£1,750,000





Hillside Farm is an exceptional luxury eco-estate nestled within 3.3 acres in the heart of the Surrey Hills, seamlessly blending cutting-edge contemporary design, breathtaking panoramic views, resort-style wellness amenities, and outstanding lifestyle and redevelopment opportunities.





Hillside Farm is a truly exceptional detached eco-home, thoughtfully reimagined and comprehensively refurbished during the current ownership to create a remarkable contemporary country residence within the heart of the Surrey Hills.

Occupying approximately 3.3 acres, the property perfectly balances architectural sophistication, energy autonomy, and lifestyle-led design. The grounds comprise around one acre of beautifully curated gardens alongside a 1.5-acre accessible wild meadow, creating an extraordinary sense of privacy, tranquillity, and connection to nature.

At the heart of the home lies a breath taking 8m x 8m open-plan living environment, designed to maximise light, space, and its spectacular setting. Featuring a striking living roof, polished concrete flooring, and expansive glazing framing 180-degree south-facing panoramic views, this impressive space seamlessly blends indoor and outdoor living.

Designed as a sanctuary from modern life, Hillside Farm offers an unrivalled lifestyle experience. A private kilometre-long meadow trail winds through the grounds, ideal for peaceful wildlife walks, scenic 5k runs, or exhilarating cross-country mountain biking.

The outdoor entertaining and wellness amenities are equally impressive, centred around a stunning 18m x 12m natural swimming pond with waterside sauna, outdoor kitchen, fire pit seating area, and mature orchard — creating a private "wild spa" atmosphere rarely found in residential homes.

For equestrian enthusiasts, the brick-built former livestock barn offers excellent potential for conversion into a 1–2 horse stable, with direct access onto an extensive network of bridleways allowing for road-free hacking through the surrounding countryside.

Further enhancing the property's versatility is an estimated 170m² footprint of existing outbuildings, including a double garage, triple timber barn, and traditional brick cow shed. These present an outstanding opportunity for replacement or redevelopment



Need to know

- Reimagined Victorian home set within prime Surrey Hills
- An entirely gas-free eco-home
- A expansive open-plan living space featuring a living roof, solid polished concrete floors, and 180° south-facing panoramic views.
- Powered by 14 PV solar panels, a 9.5kw storage battery, a high-capacity heat pump, and underfloor heating, complemented by a 2,500-litre rainwater harvesting tank.
- An (estimated) 170m² footprint of outbuildings offering a superb opportunity to replace with a bespoke multi-car garage, home gym, or self-contained annex.
- An 18m x 12m natural swimming pond, a waterside sauna, an outdoor kitchen, a fire pit, and a mature orchard.
- Includes an integrated EV charger for solar-powered driving
- EPC rating - A

Interested?

dorking@ralphjames.co.uk
01306 284555

#

ralphjames.co.uk



Cudworth Lane, Newdigate, Dorking

Main Dwelling 195.2m² ... 2101 ft²

Total Area 377.0 m² ... 4056 ft² (Excluding Car Port)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, furniture, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, misstatement or use of data shown.

The above statement applies to both Tell Moving London LTD and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Tell Moving London LTD (www.tellmoving.london)

RALPH JAMES