



**Two Willows Barn, Coldharbour Lane,  
Dorking, Surrey RH4 3JQ  
Price £975,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## PROPERTY DESCRIPTION

A spacious & superbly presented 3 bed detached barn with a good sized garden & stunning views over fields beyond, set in a quiet road within circa 1 mile of Dorking town centre.

This recently converted family home benefits offers eco friendly living & is offered for sale with no onward chain.

Ground floor accommodation comprises a magnificent 700+ sq ft main reception room with floor to ceiling windows set into the pitched roof with double doors to either side leading out to the rear patio & garden. This is open plan to an extensive, well fitted kitchen with a range of low level & wall mounted units to include an island with breakfast bar & integrated appliances, all complimented by solid wood work surfaces with a sliding door leading to a separate utility room. There is also a wc with cloaks cupboard adjacent to the front door. The ground floor also offers a large double bedroom with an ensuite bathroom, with bath, separate shower cubicle, wc & basin.

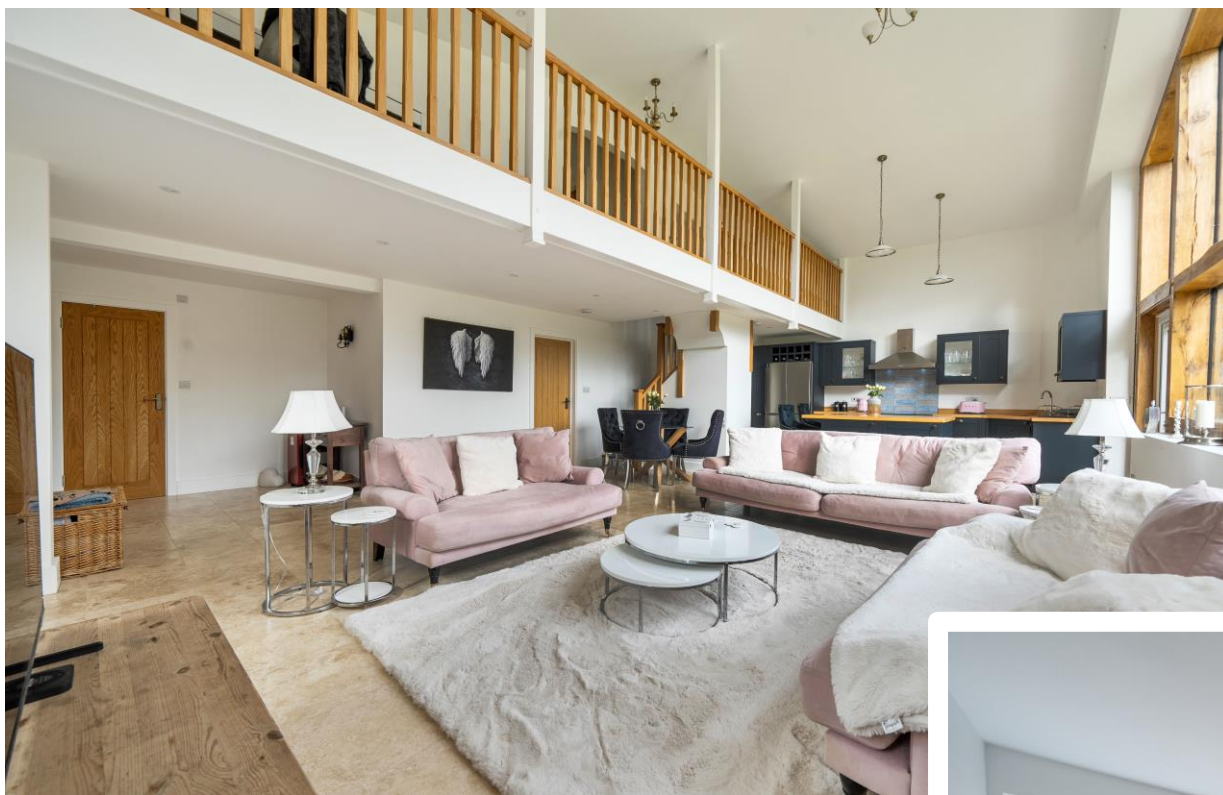
Stairs lead up to a mezzanine level with 2 further good sized bedrooms set into the eaves, & family shower room with shower, wc & basin.

To the front of the property an in & out driveway leads to a large gravelled area providing off-street parking for numerous cars. A picket fence leads to the front door, side & rear gardens which are laid to lawn with post & rail fencing & a good sized paved patio to the rear of the house. The gardens overlook fields to the side & rear (& there may be scope for additional land to be included as part of the sale).

The property offers high specification, low cost living in a rural location yet within close proximity to Dorking town centre. Must be seen !







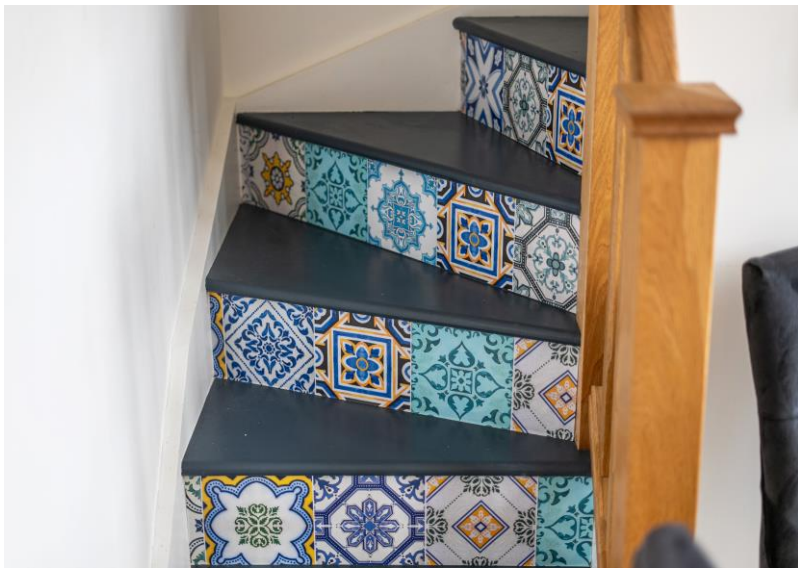
## SITUATION

Dorking is a Historic Market Town nestling in the heart of the Surrey Hills with excellent independent shops, a thriving arts community, stunning landscape, and a renowned antiques quarter. Dorking has three mainline stations with direct links into London (within an hour), Guildford, Reading and Gatwick Airport as well as easy access to the M25, A25 to Guildford and A24 to Worthing. Dorking has activities for everyone, like the Dorking Sports Centre, Dorking Halls & Library, the Meadowbank Playground and Softplay as well as incredible outdoor spaces at National Trust locations like Polesden Lacy, Leith Hill, Ranmore Common, and Box Hill - even an award winning Vineyard.

## DIRECTIONS

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Proceed along the A25 eastbound for 6 miles, all the way in to Dorking. Proceed straight through the traffic lights into the one way system (West Street), turning right after 200 yards (at more traffic lights) onto South Street. Follow the road as it bears round to the right, then as it bears to the right again, turn left into Falkland Road. After 50 yards bear right into Coldharbour Lane, continue straight on for 0.8 miles where you will find Two Willows Barn on your left (just as the road bears round to the right).







**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
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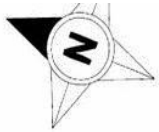
**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Mole Valley District Council - Band G –  
£4,180.97 per annum (2026-27)**

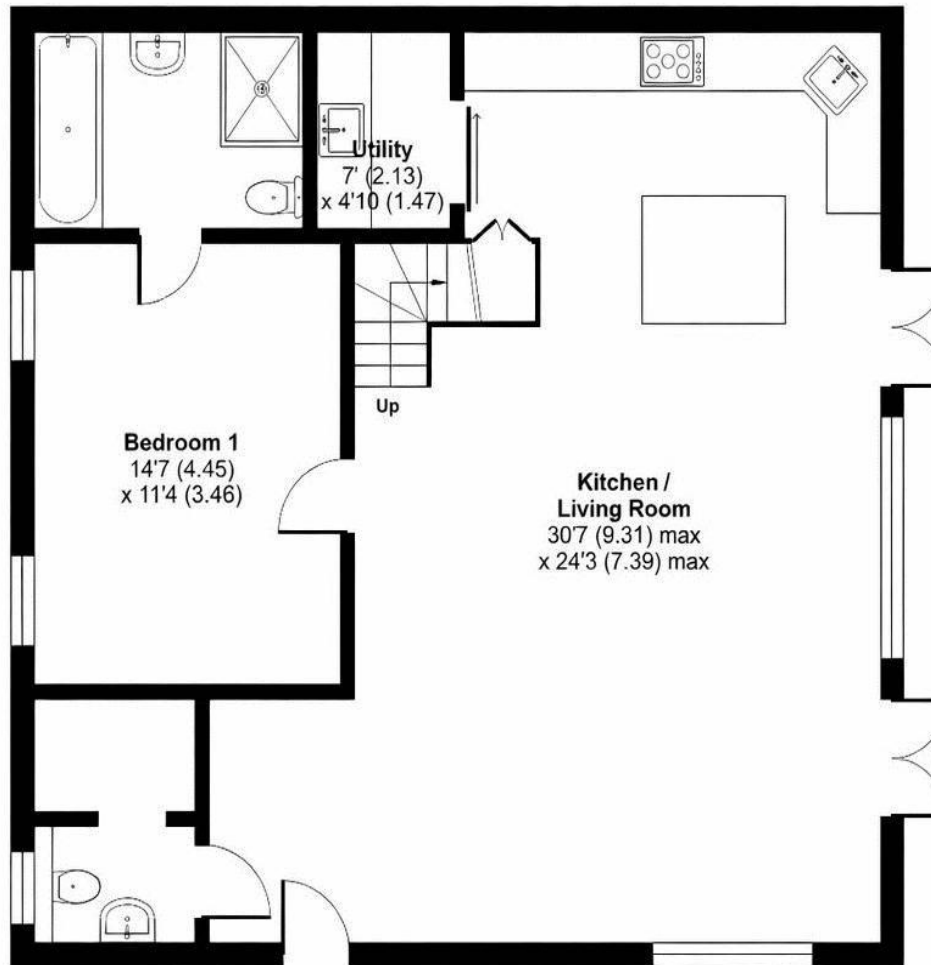
**Mains water & electricity.  
Air source heat pump & underfloor heating.**

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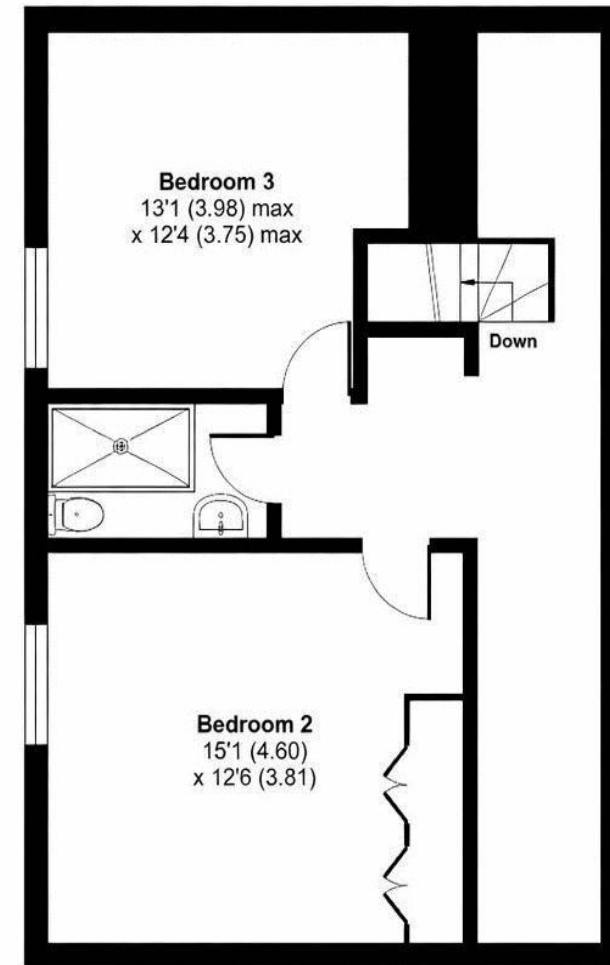


Approximate Area = 1536 sq ft / 142.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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