

# Mountfield

Coldharbour, Dorking, Surrey







# A wonderful country home, in an elevated position within Coldharbour.

Dorking town centre 5 miles, Reigate 11.8 miles, Guildford 14 miles, Dorking mainline station 5.1 miles (London Victoria from 56 minutes)

**Train Stations:** Dorking station 5.1 miles (London Victoria from 56 mins), Leatherhead Station 10.9 miles (London Waterloo from 45 mins)

Guildford mainline station 14 miles (London Waterloo from 33 mins)

**Roads:** A3 West Clandon 13.2 miles, M25 (Leatherhead Junction 9) 10.9 miles

**Airports:** London Heathrow 32.3 miles, London Gatwick 13.5 miles

(All distances and times are approximate)



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3



3

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## Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Utility room with shower room | Study | Cloakroom

Principal bedroom suite | Five further bedroom | Three bathrooms

Garden and grounds | Barn style double garage with toilet | Roof terrace

Garden store | Shed | Summer house

**In all about 2.3 acres**

## Situation

Located in the picturesque village of Coldharbour, Mountfield offers a perfect blend of countryside charm and convenient amenities. Positioned within the scenic Surrey Hills, an Area of Outstanding Natural Beauty, the location is ideal for those who enjoy outdoor activities such as hiking, cycling, and exploring nature trails.

The nearby town of Dorking, 5 miles away, provides a range of shopping, dining, and leisure facilities. Dorking offers excellent transport links with three railway stations—Dorking, Dorking West, and Dorking Deepdene—providing regular services to London Victoria, London Waterloo, and Gatwick Airport.

For families, several well-regarded schools are within close proximity, including Box Hill School (7.4 miles), St Teresa's School (7.8), Duke of Kent School (6.7 miles), The Ashcombe School (4.8 miles), St Martin's Primary School (4.4 miles) and Cranleigh School (8.7 miles). The area also benefits from a variety of local pubs and eateries, such as The Plough Inn, which is renowned for its locally sourced cuisine and warm atmosphere.

Cultural attractions are easily accessible, with Dorking Halls offering a range of live performances, cinema screenings, and community events. Additionally, the Denbies Wine Estate, one of England's largest vineyards, is located 3 miles away and is a fantastic destination for wine enthusiasts.

Healthcare facilities are readily available, with Dorking Hospital located 2.2 miles away, providing a range of services to the local community.





# Mountfield

Mountfield is set in an elevated position, within a generous plot of 2.3 acres, in a peaceful setting with stunning views.

The property has been beautifully maintained by our clients but offers the incoming purchaser a wonderful opportunity to upgrade and extend (subject to planning) further, to create a spectacular family home.





## LIVING SPACES

Mountfield is spread over three floors and enjoys tall ceiling heights and excellent room proportions throughout. On the ground floor, you enter via a spacious entrance hall, from which all reception rooms, as well as the kitchen, are accessed. The dining room and sitting room both enjoy views of the stunning rear gardens, and both have double doors leading to them. The drawing room is a large space with a central fireplace. The kitchen is well-equipped and leads to a more informal dining area, while at the rear of the kitchen is a utility room with external access and a shower room.

The first floor comprises a principal bedroom with an en suite bathroom and dressing room, along with a large bay window offering views of the garden and beyond. This floor also features three further double bedrooms, one with an en suite, and a family bathroom. There is also a large roof terrace. The second floor has two additional good-sized double bedrooms, both of which enjoy beautiful views.





## BEDROOMS & BATHROOMS

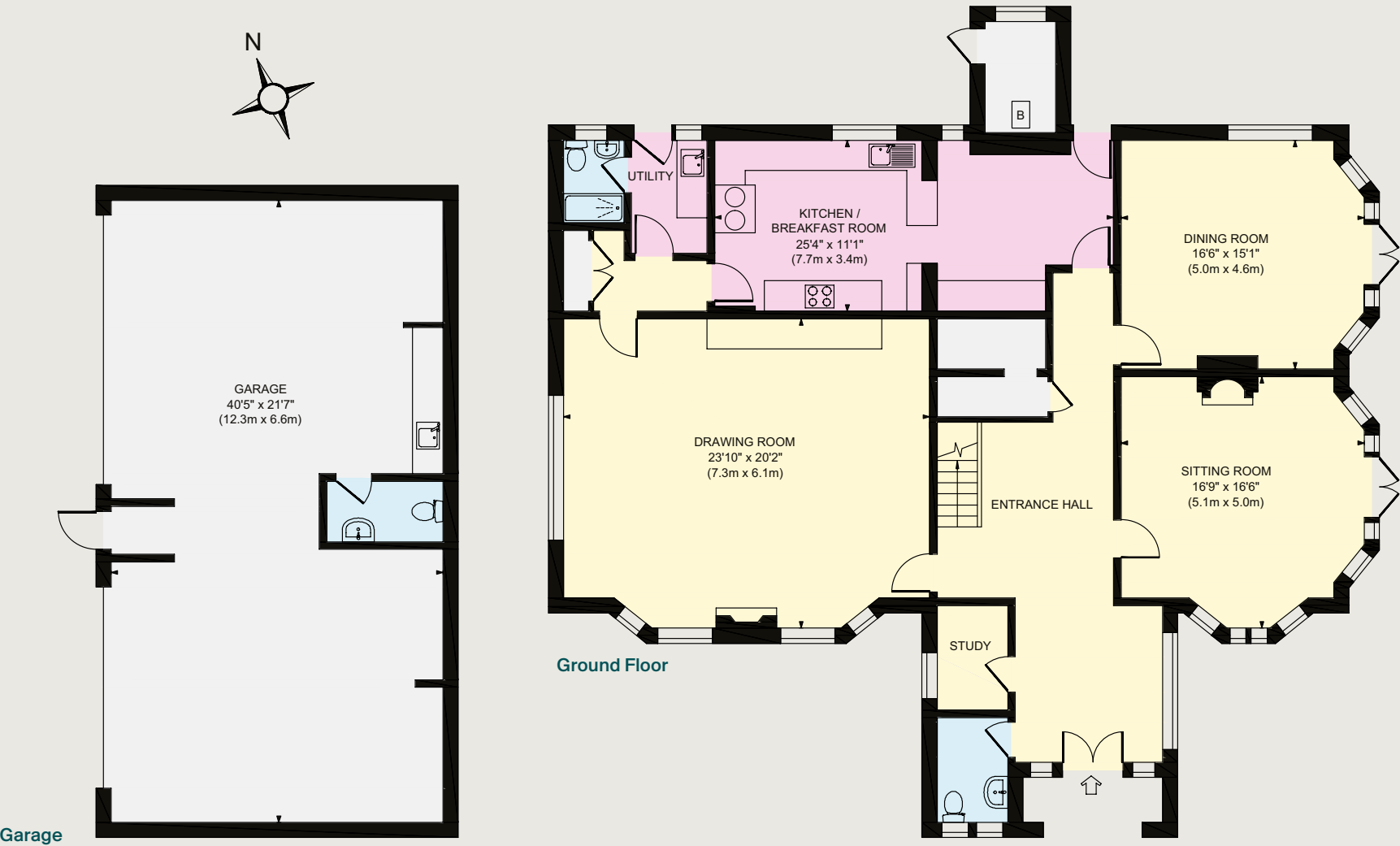




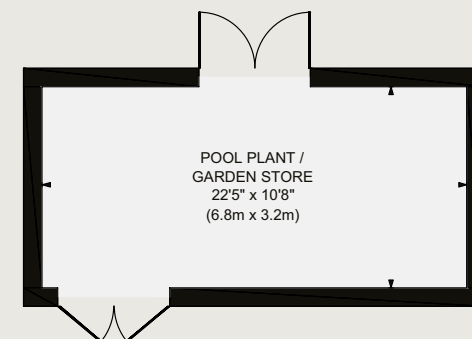
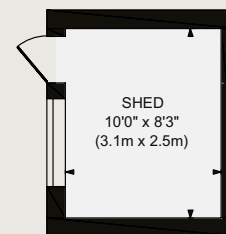
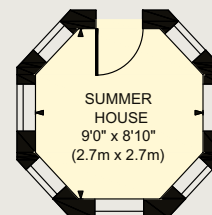
FLOOR PLAN

Approximate Gross Internal Floor Area  
Main House 3859 sq. ft / 358.47 sq. m  
Garage 873 sq. ft / 81.13 sq. m  
Outbuildings 389 sq. ft / 36.18 sq. m  
Total 5121 sq. ft / 475.78 sq. m

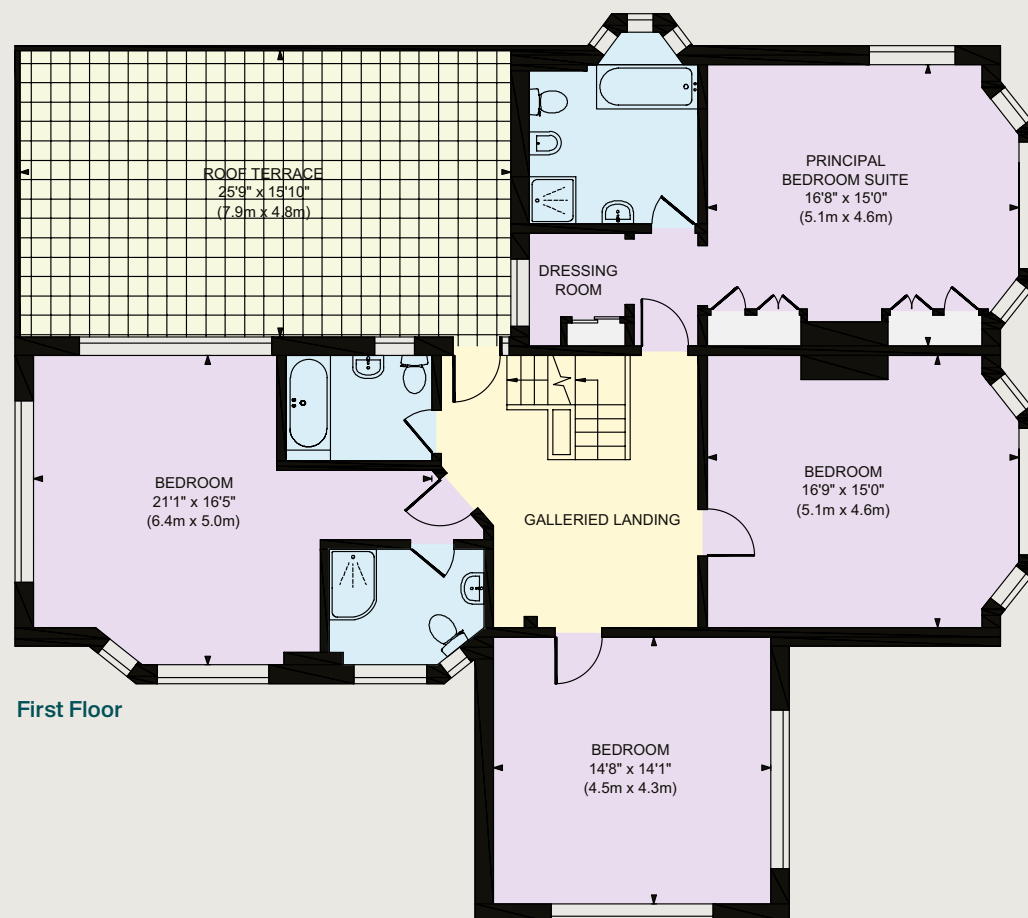
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



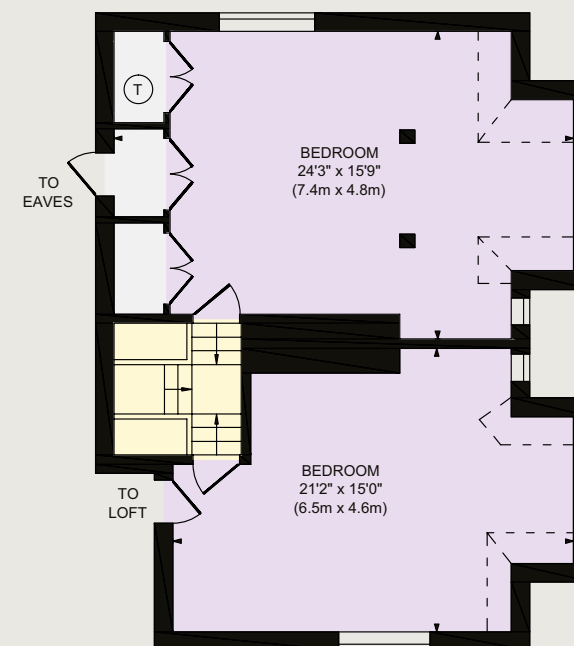
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outbuildings



First Floor



Second Floor

## Garden and grounds

Mountfield is set amidst the most breathtaking, meticulously landscaped gardens, offering a stunning display throughout every season. A gravel drive provides ample parking space and leads to a spacious double garage, with steps gracefully descending to the front door.

In a secluded corner of the garden, close to the house, lies a swimming pool, while at the far end of the garden, a sunken tennis court is framed by the vibrant hues of surrounding heather.

The garden offers exceptional privacy, with expanses of well-maintained lawn complemented by two serene ponds, connected by a quaint bridge. An impressive variety of mature trees, plants, shrubs, and flowers thrive throughout the garden, creating a truly enchanting and harmonious outdoor retreat.











# Property Information

## Services

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

## Tenure

Freehold

## Local Authority

Mole Valley Borough Council: 01306 885001

## Council Tax

Band H

## EPC Rating

E

## Directions (Postcode: RH5 6HF)

To get from Guildford to Mountfield, RH5 6HF, start by leaving Guildford via the A246 (Epsom Road) heading southeast, following signs for Dorking. Continue on the A246 for about 3 miles, passing through East Clandon. At the roundabout, take the second exit to merge onto the A25 towards Dorking. Continue along the A25 for around 7 miles, passing through villages like Shere and Gomshall. After passing Abinger Hammer, you'll reach a roundabout in Dorking; take the second exit to stay on the A25. Shortly after, look for Coldharbour Lane on your right and turn onto it. Drive up Coldharbour Lane for about 2 miles, climbing the hill through woodland. Look for signs for Coldharbour village. Mountfield is located near the village center, on the right-hand side, just before you reach the church.

**What3words:** ///duty.petal.chains

## Viewings

Viewing is strictly by appointment through Knight Frank.





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