



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£2,150,000

Oak Lodge, Dorking Road

Gomshall, GU5 9NY

Set in an elevated position in the beautiful Surrey Hills, in a garden plot approaching half an acre bordering the Wotton Estate - an exceptional, recently completed detached country house on three floors, carefully crafted around a bespoke green oak frame, with many fine features including exposed oak beams, a bespoke kitchen and utility room with fully integrated appliances, air source heat pump and mechanical ventilation and heat recovery system

PROPERTY SUMMARY

A stunning bespoke 3,500 sq ft green-oak frame country house in the Surrey Hills, finished to an exceptional standard, with a Neptune kitchen, beautifully landscaped grounds and the complete peace of mind of a full ten year structural warranty. Combining traditional craftsmanship with contemporary living standards, its elevated position provides far reaching southerly views, and is set in grounds of approaching half an acre. Internally, the oak frame is a defining feature, with exposed oak beams and posts providing visual warmth with a strong sense of structure. The accommodation is centred around a wide triple height reception hall flooded with natural light. On the ground floor is a spectacular kitchen/breakfast room with bespoke Neptune cabinetry and fully integrated appliances, timber floor and patio doors onto a west facing terrace. Beyond the kitchen is a utility/boot room with contrasting colour units and a stable door to the terrace. A double aspect tv/family room with attractive media wall is also situated on the ground floor and there is a guest cloakroom off the reception hall. A bespoke oak staircase leads to a half landing where there is a generous drawing room with feature fireplace and patio doors to a terrace with outdoor lighting and rear garden. There is also a study on this level. Feature dual staircases on either side of this level lead to the bedrooms. The principal bedroom suite has exposed oak beams and a vaulted ceiling, with a distinguished dressing room and large en suite bathroom. There are three further bedrooms, one with an en suite shower room and one with a galleried study area. There is also a stylish family bathroom on this level. On the lower ground floor there is a large games room/fifth bedroom with en suite shower room.



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4







Oak Lodge has an air source heat pump and a mechanical ventilation and heat recovery system, delivering continuous filtered fresh air throughout the home. The main areas have under floor heating with oak flooring and carpeting throughout and the bedrooms have radiators. There is ample storage space featuring bespoke cupboards and the interior is decorated to a very high standard with thoughtful neutral colour schemes. Outside there is a timber and tile garage and car port along with ample parking spaces for guests. The garden is landscaped and levelled and attractive terracing, with outdoor lighting, surrounds the house with feature brick retaining walls and an entertaining terrace at the rear. Oak Lodge is situated on the edge of Gomshall Village, directly adjoining the open fields of the Wotton Estate and the village is within a short walk with its two pubs and local supermarket. There is also the excellent Kingfisher Farm Shop in nearby Abinger Hammer and there are many picturesque Surrey Villages nearby, including Shere and Albury. Gomshall station is also within a short walk, with a short link to Guildford, with its fast onward commuter services to Waterloo. Gatwick airport is 18 miles and Heathrow is 25 miles. There is easy access to the A3 and M25.







Gomshall Village, pubs, local supermarket and station - 0.3 mile

Shere village - 1.2 miles

Dorking - 5 miles

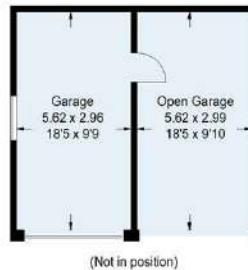
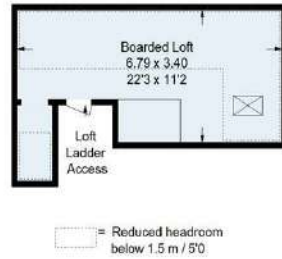
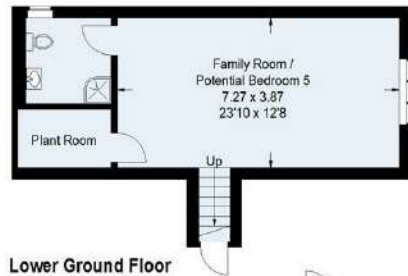
Guildford - 7 miles



DIRECTIONS

From Guildford take the A25 through Merrow and over Newlands Corner, by passing Shere, and continue into Gomshall. Carry on through the village passing Gomshall Mill and continue under the railway bridge into Dorking Road. After approximately 150 meters, turn left into a driveway signed to Driftway Cottage and Oak Lodge, and branch right at the top into the drive to Oak Lodge.

Dorking Road, Gomshall

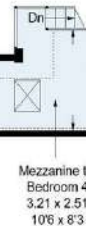
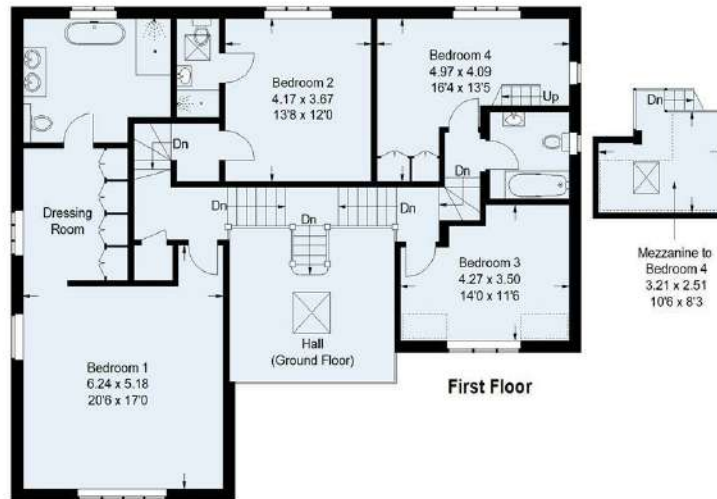
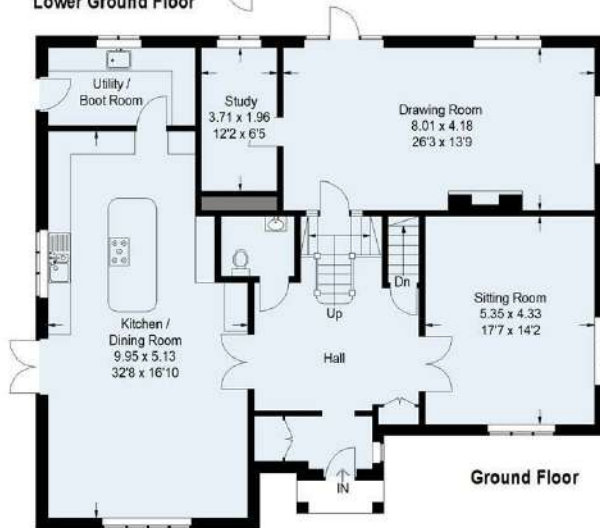


Approximate Gross Internal Area
Lower Ground Floor = 38.8 sq m / 418 sq ft
Ground Floor = 153.1 sq m / 1648 sq ft
First Floor = 123.9 sq m / 1334 sq ft
Mezzanine = 8.5 sq m / 91 sq ft
Total = 324.3 sq m / 3,491 sq ft

Boarded Loft = 22.1 sq m / 238 sq ft
Garage = 33.9 sq m / 365 sq ft

Reduced headroom below 1.5 m / 5'0"

(Not in position)



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

LOCAL AUTHORITY
Guildford

TENURE
Freehold

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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