



3 BROOME HALL
COLDHARBOUR, DORKING, SURREY

JACKSON-STOPS 

3 BROOME HALL, COLDHARBOUR, DORKING, SURREY RH5 6HJ

A MAGNIFICENT GRADE II LISTED COUNTRY HOUSE COMBINING PERIOD ELEGANCE, BEAUTIFULLY APPOINTED ACCOMMODATION AND SPECTACULAR FAR-REACHING VIEWS



DISTANCES

COLDHARBOUR 1 MILE

OCKLEY STATION 2.6 MILES

DORKING 4.9 MILES

CRANLEIGH 9.3 MILES

GUILDFORD 15.3 MILES

CENTRAL LONDON 35 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Drawing room
- Dining room
- Kitchen/breakfast room
- Conservatory
- Garden room
- Partially enclosed cloisters overlooking garden

FIRST FLOOR

- Main bedroom with en-suite bathroom
- Two further bedrooms
- Family bathroom

LOWER GROUND FLOOR

- Office/family room
- Cinema room
- Bar area
- Laundry room/utility room
- Sitting/media room

SECOND FLOOR

- Two large bedrooms with potential for studio
- En-suite WC

OUTSIDE

- Outstanding gardens
- Far-reaching views
- Heated swimming pool
- Double garage
- In all, the grounds extend to about 0.75 of an acre



THE PROPERTY

3 Broome Hall is an exceptional Grade II listed country house, forming what is believed to be the original part of Broome Hall, with origins dating back to the 18th century. Constructed of attractive stone, the property is rich in period charm and character, while the present owners have sympathetically enhanced and beautifully appointed the accommodation to an exacting standard. Arranged over four floors, the spacious and versatile accommodation is ideally suited to family living and those working from home. A welcoming entrance hall with cloakroom leads to two elegant reception rooms, a well-appointed kitchen/breakfast room, conservatory and garden room, opening onto the delightful cloisters. The breathtaking views are a particular feature, enjoyed from the principal rooms and extending for many miles across the Surrey and West Sussex countryside towards the South Downs on a clear day. The first and second floors provide five bedrooms, served by two bathrooms and a separate WC. The highly adaptable lower ground floor is currently presented as an office/family room, cinema room, bar area, vaulted sitting/media room and laundry, providing excellent ancillary accommodation suited to a variety of lifestyles.

THE GROUNDS

The delightful gardens are arranged in two distinct areas and provide a wonderful setting for the house. Immediately adjoining the cloisters is a level lawn bordered by mature planting, together with a shingled terrace perfectly positioned to enjoy the magnificent far-reaching views across the Surrey and West Sussex countryside. A central flight of steps leads to a more secluded lower garden, where a small ornamental pond with fountain is framed by mature conifers and specimen trees. Beyond lies a large heated oval swimming pool, enjoying an exceptional degree of privacy and seclusion. A detached double garage complements the property. In all, the grounds extend to about 0.75 of an acre.

HISTORY

Broome Hall has a rich and fascinating history. We understand the house was built around 1830 by the politician and printer Andrew Spottiswoode and has since been home to a succession of distinguished owners. Constructed of sandstone beneath a slate roof, it was substantially extended during the late 19th century in the Victorian Gothic style. During the Second World War, Broome Hall was occupied by Canadian forces before becoming home to the White Fathers (Missionaries of Africa) in the mid-1950s. In the early 1970s, the property was purchased by the late actor Oliver Reed, becoming renowned for its lively social gatherings. Broome Hall also featured in scenes from the acclaimed film *Women in Love*, in which Reed starred. The estate was divided into a number of impressive wings in the late 1970s, and the property was awarded Grade II listed status in 1987, recognising its special architectural and historic importance.





LOCATION

Broome Hall occupies an exceptional setting deep within the Surrey Hills National Landscape, surrounded by National Trust woodland. Surrounded by its own extensive private estate and set high on the southern flanks of Leith Hill, the property enjoys wonderful distant views over the rolling Surrey and Sussex Weald to The South Downs. Coldharbour is notable as being the highest village in the south of England and has a 17th century pub, village church, and a cricket pitch. The nearby village of Ockley provides a church, post office, farm shop, petrol station and a pub, while a more extensive range of shopping, cultural and leisure activities may be found at Dorking, Guildford and Horsham. There are main line rail services available at Ockley, Dorking and Guildford and a wide choice of schools, including Duke of Kent, Hurtwood House, St Theresa's, Box Hill School and Cranleigh School. Recreational opportunities include, polo at Ewhurst, golf at a number of local clubs and riding and walking enthusiasts can enjoy the superb surrounding countryside.





3 BROOME HALL

MAIN HOUSE 4,232 SQ FT/393.2 SQ M

GARAGE AND OUTBUILDINGS 292 SQ FT/27.1 SQ M

TOTAL APPROX. FLOOR AREA 4,524 SQ FT/420.3 SQ M

Post Code: RH5 6HJ

Latitude: 51.170534 Longitude: -0.356254

What3words: slower.circle.double

Council Tax Band: F

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: ADSL and Starlink

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Oil

Sewerage – Private drainage

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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