

Coldharbour

DORKING, RH5

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Coldharbour

DORKING, RH5

Charming Country Home with Detached Annexe and Spectacular Far-Reaching Views

An attractive detached cottage with a substantial detached annexe, set within secluded gardens and grounds, enjoying breathtaking panoramic views across the Surrey and Sussex countryside towards the South Downs.

Highlands Rew occupies a wonderfully private and elevated position, nestled within its own mature grounds. Thoughtfully and sympathetically enhanced by the current owners, the property now offers versatile and well-balanced accommodation designed to make the most of its exceptional setting and far-reaching views.

The front door opens into a welcoming reception hall, providing access to the principal ground floor accommodation. At the heart of the home is an impressive triple-aspect kitchen/breakfast room, fitted with an attractive range of cottage-style cabinetry complemented by generous work surfaces, a traditional Butler sink, and a range-style cooker. Twin doors open directly onto the raised deck, perfectly positioned to take in the magnificent countryside vistas. Adjoining the kitchen is a practical utility/boot room.

Sitting room

The characterful sitting room features a beamed ceiling, a wood-burning stove and twin doors opening onto the terrace. A separate family room provides additional and flexible reception space, with doors











opening to the gardens and enjoying delightful views across the surrounding grounds. There are additional twin doors to a small side balcony.

First Floor

The first-floor accommodation has been thoughtfully arranged to maximise the stunning outlook.

The principal bedroom is a generous dual-aspect room enjoying spectacular countryside views and complemented by a contemporary en-suite shower room. Bedroom two is a dual aspect room that also benefits from an en-suite shower room and outstanding far-reaching views, while bedroom three is another attractive double bedroom. An additional well-appointed family bathroom is positioned centrally on the first floor.

Detached annex

A particularly valuable feature of the property is the detached annexe, offering ideal accommodation for extended family, guests, independent teenagers, or those wishing to create a dedicated home office or studio.

The annexe comprises a spacious open-plan living area with a wood-burning stove and kitchenette, together with a shower room and an additional room suitable as a bedroom, study or workspace. On the first floor is a generous loft room that could serve as a further bedroom, creative studio, hobby room, or additional living space.

Outside

The gardens and grounds are a particular highlight of Highlands Rew. Surrounding the house are expanses of lawn interspersed with mature rhododendrons, established shrubs, and specimen trees, creating a peaceful and private setting.

To the rear, a sweeping lawn gently descends away from the house before blending into areas of woodland and copse, enhancing the sense of seclusion and connection with the surrounding landscape. Generous off-road parking is accessed via double gates leading onto the property.

A swimming pool is discreetly positioned adjacent to mature hedging and trees, providing a private retreat during the warmer months. A substantial raised deck, accessed from several sets of double doors from the house, creates an outstanding entertaining space from which to enjoy the truly magnificent panoramic views across the surrounding countryside.

Location

Situated in the picturesque village of Coldharbour, within the heart of the Surrey Hills Area of Outstanding Natural Beauty, Highlands Rew offers the perfect balance of rural tranquillity and everyday convenience.

The surrounding countryside provides an abundance of opportunities for walking, cycling, horse riding, and exploring some of Surrey's most beautiful landscapes. The historic market town of Dorking, approximately two miles away, offers an excellent range of shops, restaurants, cafés, and leisure facilities.

For commuters, Dorking benefits from three railway stations, Dorking, Dorking West, and Dorking Deepdene, providing regular services to London Victoria, London Waterloo, and Gatwick Airport, making the area highly accessible while retaining its enviable country lifestyle.





















Guide Price: £1,400,000
Subject to Contract

Local Authority: Mole Valley District Council

Council Tax Band: F

Tenure: Freehold

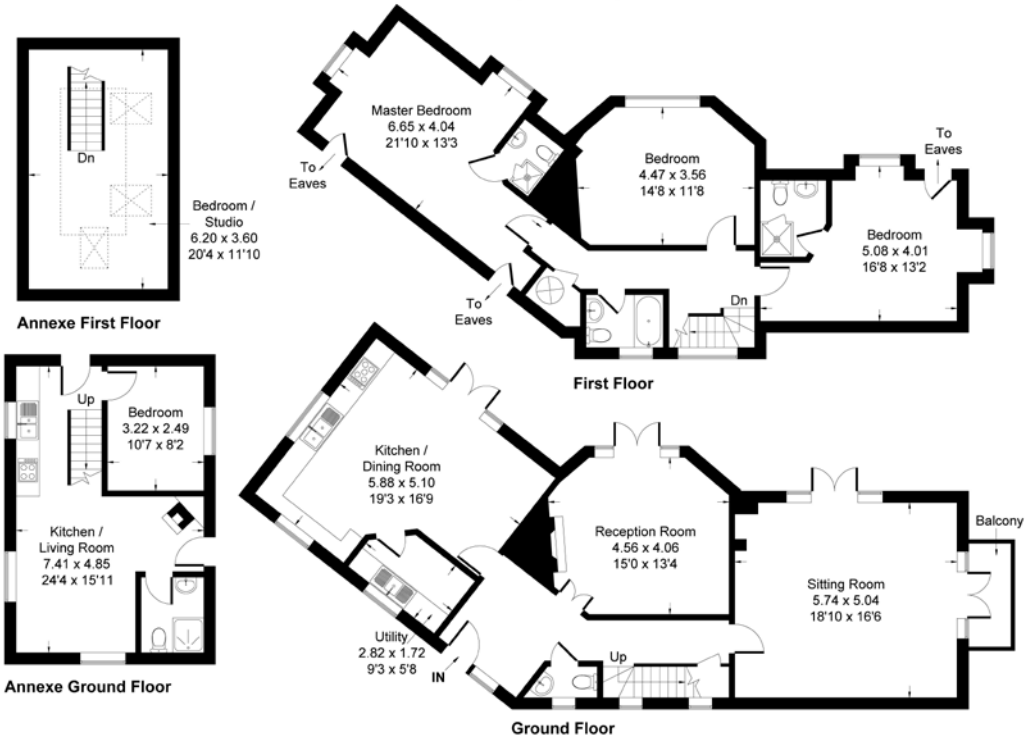
Reference: CHS260089

Approximate Gross Internal Area:
2468 sq. ft.



Coldharbour, Dorking, RH5

Approximate Gross Internal Area = 171.1 sq m / 1842 sq ft
Annexe = 58.2 sq m / 626 sq ft
Total = 229.3 sq m / 2468 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

JD053_2325444_1515501_JDW023

020 7802 3299
59 Cadogan Street,
London, SW3 2QJ
countryhouse@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property