Juniper Hill Cottage

Old London Road, Mickleham, Surrey

Jackson-Stops & Staff



People Property Places

Beautiful Georgian cottage in the heart of Mickleham in an Area of Outstanding Natural Beauty

The Property

Juniper Hill Cottage is a Grade II Listed former coach house dating, we believe, from the end of the 18th Century and was originally part of the Juniper Hill Estate. The property has been comprehensively modernised and redecorated to an excellent standard, in keeping with its period, yet incorporating many high quality refinements for modern living. The impressive and stylish reception hall with large lantern light allowing plenty of light to flood in also doubles up as a subtle boot room. The charming sitting room with wood-burning stove and double doors leads down to the family room. The kitchen/dining room is very much the 'hub' of the house and enjoys a bright triple aspect. It has been tastefully refitted with a range of high quality painted timber furniture with a central island and an Aga. To the first floor, there are four bedrooms – the master has a superbly appointed shower room, and there is an en-suite bathroom to bedroom 2 and en-suite shower room to bedroom 3. Accessed from the north side of the reception hall, a door leads to the separate guest suite with walk-in cloaks cupboard, modern fitted shower and cloakroom, and a bedroom with a vaulted ceiling. Outside, the garage is fronted by two pairs of traditional timber doors and leads to a workshop area located to the left. There is also an adjacent study.

The grounds are a prime feature of Juniper Hill Cottage. A private and secluded courtyard accessed from the kitchen makes for a very pleasant seating area. There is a stunning, private and entirely walled garden with a summerhouse. There are many delightful features within the grounds including a charming brick and flint folly. Towards the farthest section of the garden, there are views towards Mickleham Church. In all, the grounds extend to about 1.85 acres.

Features

- Superb reception hall/boot room
- Inner hall
- Cloakroom
- Sitting room with wood-burning stove
- Family room
- Impressive kitchen/dining room with Aga
- First floor landing
- Master bedroom
- Luxuriously appointed shower room
- Three further bedrooms
- En-suite bathroom to bedroom 2
- En-suite shower room to bedroom 3
- Separate guest suite
- Hall
- Stylishly equipped cloakroom/shower room
- Walk-in cloaks cupboard
- Impressive bedroom with vaulted ceiling
- Garage
- Study
- Courtyard parking for several vehicles
- Outstanding grounds including a charming walled garden
- In all, about 1.85 acres

Distances

- Dorking 2.5 miles
- Leatherhead 3 miles
- M25 (Junction 9 Leatherhead) 3.8 miles

Distances approximate

Guide Price £1,295,000











Location

Juniper Hill Cottage is situated in a designated Area of Outstanding Natural Beauty on the edge of the charming and highly sought after rural village of Mickleham which nestles within a fold of the North Downs. With Box Hill just to the east and Ranmore Common to the west, this area is ideal for those seeking to live in a beautiful rural location with access to miles of protected countryside ideal for the cycling, walking and running enthusiast. Mickleham has a local village shop, a highly regarded old inn and restaurant 'The Running Horses' and an historic church which is mentioned in the Domesday Book. Dorking to the south offers an excellent range of mainstream and individual shops together with a good range of schools and train services to Victoria and Waterloo. Leatherhead to the north also has good shopping facilities and commuter services to Victoria and Waterloo, whilst nearby Box Hill and Westhumble station located in Westhumble offers commuter services as well. Mickleham is home to Box Hill School which is an independent co-educational boarding and day school.

Property Information

Postcode RH5 6DB

Services All mains services connected

Local Authorities Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 0208 541 8800

Directions

From Dorking, take the A24 northbound towards Leatherhead. At the Burford Bridge roundabout, turn right off the A24 and then left in front of the hotel, heading north on the Old London Road towards Mickleham. Proceed into Mickleham and turn right before the church up the tarmac drive. Pass Church Lodge and Mickleham Stud Farm on your left and proceed to top of driveway, turn right at the Estate Manager's lodge and keep right past Mickleham Nurseries. Follow narrow drive into courtyard where Juniper Hill Cottage will be found on the right.

Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



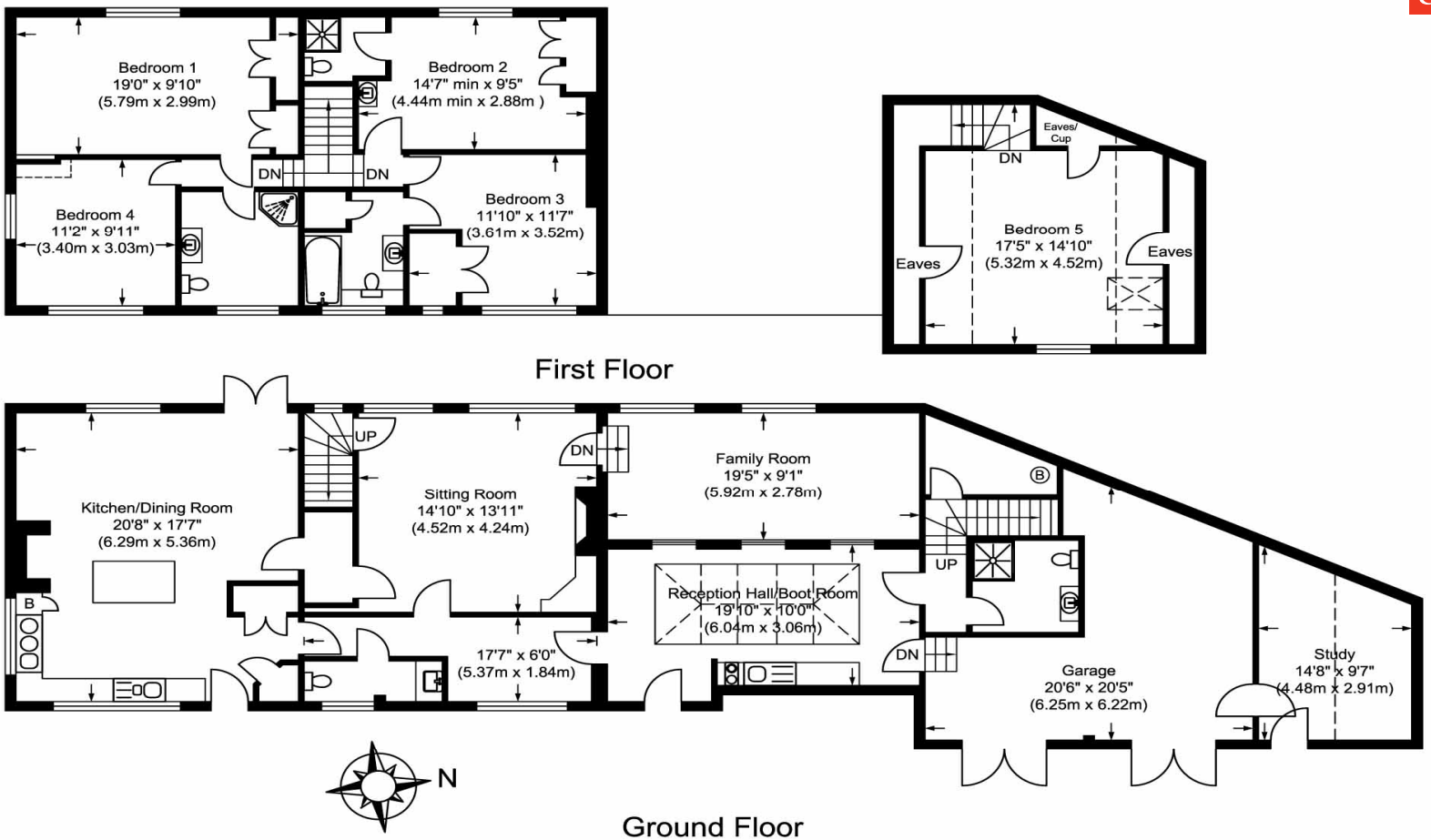




Dorking 01306 887560 dorking@jackson-stops.co.uk
279 High Street Dorking Surrey RH4 1RL

jackson-stops.co.uk

Jackson-Stops & Staff



APPROX. GROSS HOUSE AREA 2431 SQ.FT. (225.84 SQ.M.)
GARAGE AREA 252 SQ.FT. (23.43 SQ.M.)
TOTAL APPROX. FLOOR AREA 2683 SQ.FT. (249.27 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Fast Find 60246

OnTheMarket.com