



Mosses Wood

Coldharbour, Dorking

£1,100,000

Property Features

- GRADE II LISTED COTTAGE
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- COLDHARBOUR VILLAGE LOCATION AND CLOSE TO LEITH HILL
- 3/4 OF AN ACRE OF MATURE GARDEN
- OUTBUILDING CONVERTED INTO A UTILITY ROOM
- STUNNING VIEWS
- SHORT DRIVE TO DORKING TOWN CENTRE AND MAINLINE TRAIN STATIONS
- BRIGHT AND SPACIOUS FAMILY BATHROOM
- CHARMING PERIOD FEATURES



Full Description

A truly exciting opportunity to purchase this quaint and traditional grade II listed cottage with stunning views, nestled in the heart of the Surrey Downs, in the sought-after village of Coldharbour. Offering cosy and versatile living, three/four bedrooms and three quarters of an acre of grounds, this charming cottage offers a harmonious blend of period and timeless charm.

As you enter the property, you are welcomed into the farmhouse style kitchen which has been fitted with a range of base and eye level units, integrated dishwasher and plenty of space for a freestanding fridge and freezer. Timber beams, exposed original brickwork and a traditional AGA are a nod to the property's history and create a real sense of character. From here an archway leads into the spacious first reception room which has dual aspect views and French doors out the garden as well as an impressive, vaulted ceiling, creating a real sense of space. There is plenty of space for a large dining table, sofas and freestanding furniture. Flagstone flooring spans both the dining room and kitchen, offering a practical yet traditional feel. To the back of the kitchen is the first bedroom, which has been fitted with wooden flooring and has a single door leading out to the courtyard area of the garden. This room would make an ideal office, providing a dedicated space for remote working if desired. Next is the separate sitting room which is bursting with original features including a bread oven, inglenook fireplace with wood burner and exposed beams. A useful cloakroom off the kitchen completes the downstairs accommodation.

Stairs from the sitting room rise to the first-floor landing, providing access to the bedrooms, family bathroom and two floor to ceiling storage cupboards for all of your storage solutions. There are two generous double-bedrooms, as well as a generous dressing room with shower, which could be used as a single bedroom if desired. Each of the bedrooms have their own charming features and vaulted ceilings which create a sense of space. The large family bathroom is bright and airy and is fitted with a white three-piece bathroom suite including a roll top bath and hand-held shower. Wooden flooring throughout the upstairs accommodation creates a warm and practical feel. This property is Council Tax Band F.

Outside

The external space of this property is equally impressive. To the front of the property is parking for multiple cars. The enclosed garden spans $\frac{3}{4}$ of an acre and enjoys an elevated position, which offers breathtaking, panoramic views across miles of unspoilt countryside. The garden is mostly laid to lawn and features mature trees, beautiful borders, and climbing flowers, providing a serene and secluded atmosphere. The garden is reported to be the highest in the South-East of England. A private courtyard patio area can be accessed from the downstairs bedroom and dining room, providing the ideal spot for a morning coffee.

Outbuilding

A spacious outbuilding has been part connected with a partition offers practical storage for your garden tools and doubles as a utility with shower and base level cabinets for added storage. The outbuilding measures 159 sq ft.

Location

Mosses Wood Cottage is surrounded by some of Surrey's finest, unspoilt countryside set within the Surrey Hills, close to Leith Hill. Coldharbour village is close by, providing a shop and village pub and church. Coldharbour village is the highest community in the South East and offers spectacular views below. For more comprehensive facilities the town of Dorking lies within close proximity and provides goods shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around is highly regarded for its outstanding countryside, including Denbies, The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

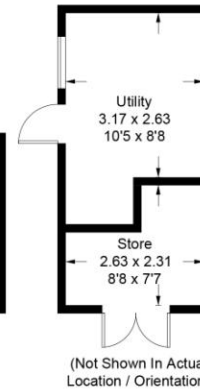
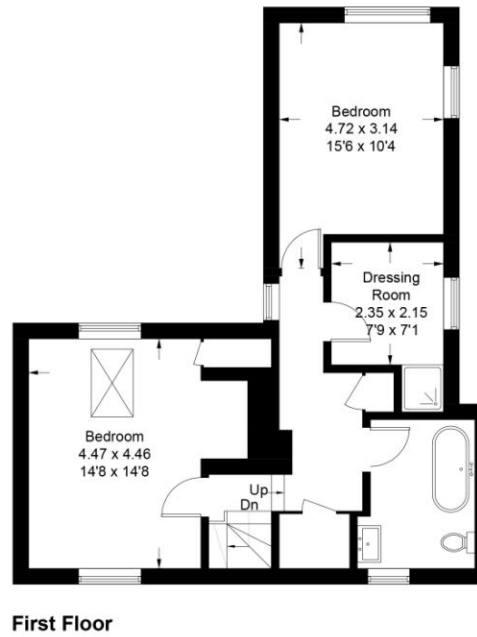
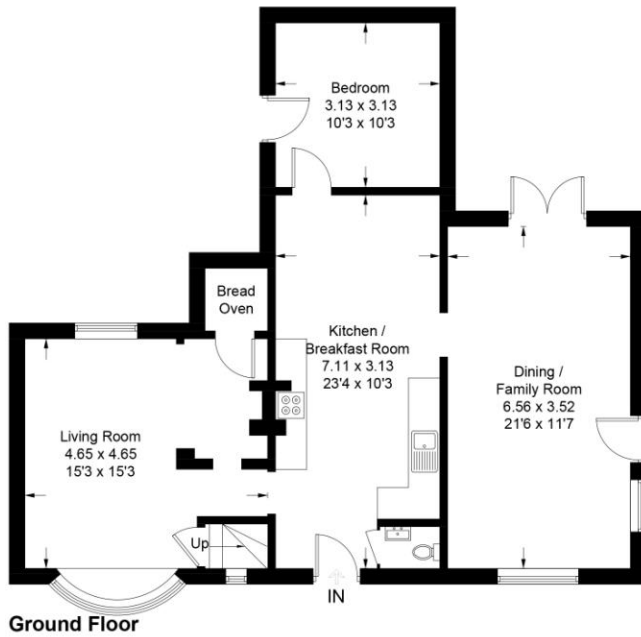
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Abinger Road, RH5

Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft
Outbuilding = 14.8 sq m / 159 sq ft
Total = 150.9 sq m / 1624 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1024331)

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

