



Coldharbour, Dorking
Surrey, RH5

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming 3 bed semi detached house with wonderful views.

Hamptons International

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Sales. 01306 885466

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www.hamptons.co.uk

Entrance | Kitchen/Dining Room | Sitting Room | Cloakroom | Three Bedrooms | Bathroom | Gardens

Guide Price £615,000 Freehold

Description

A charming three bedroom semi detached period cottage which retains many original features including exposed stone walls and beams. The property has a superb conservatory leading to the delightful enclosed front court yard. Steps lead up to the landscaped terrace with summerhouse and well stocked gardens. From here there are spectacular views over the Sussex Weald.

Location

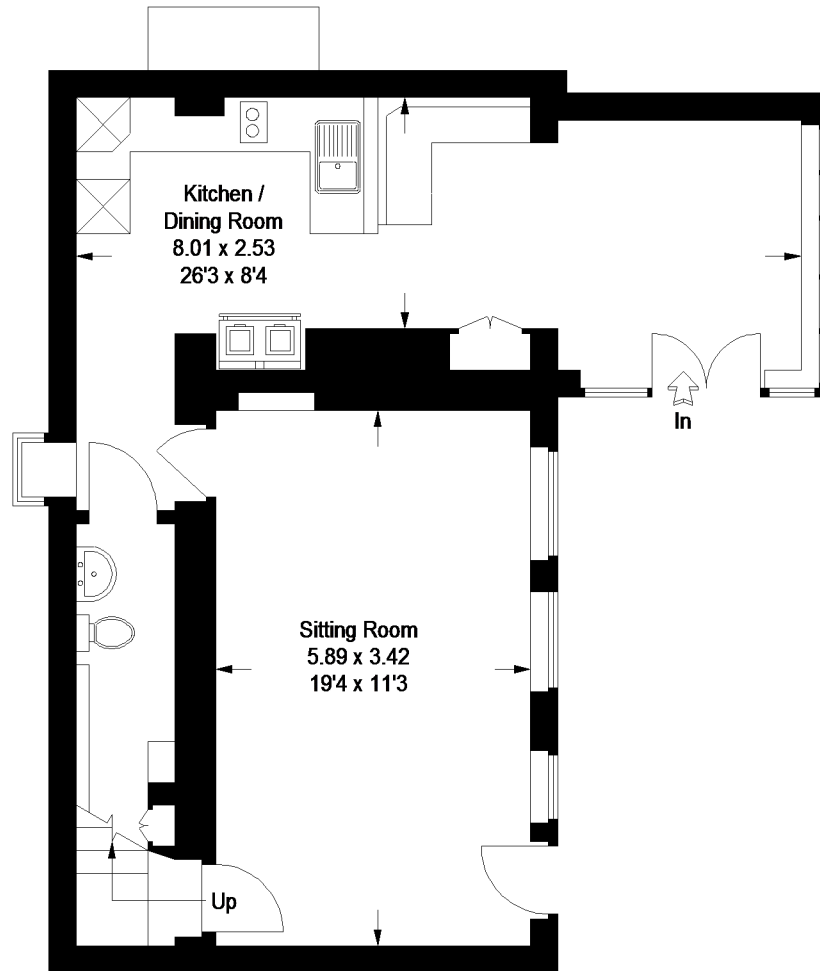
The property is situated in the heart of Coldharbour village on the southern slopes of Leith Hill. The village is within the Surrey Hills Area of Outstanding Natural Beauty, and footpaths and bridleways lead from Leith Hill giving many miles of access to the largest area of open space in the South East. South Holmwood / Beare Green Station is approximately 4 miles, Dorking is approximately 5 miles and Gatwick and the M25 approximately 10 miles.



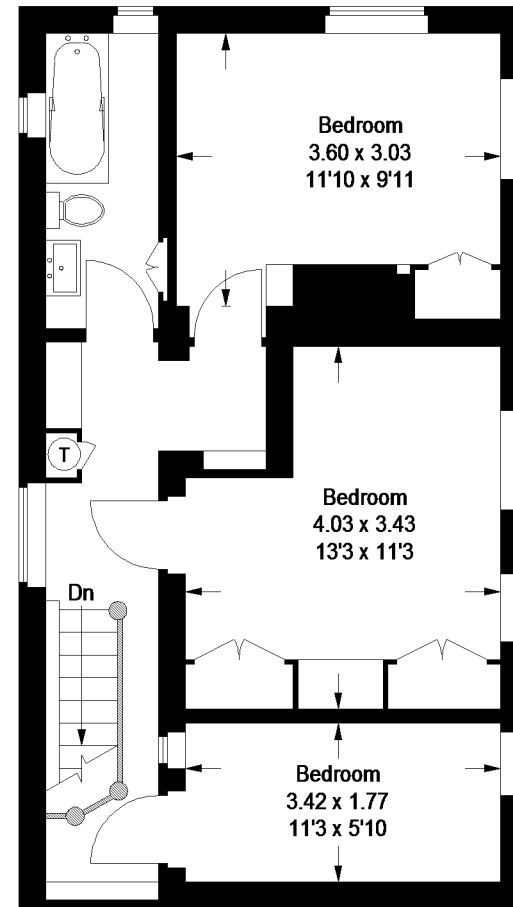
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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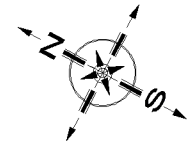
Approximate Gross Internal Area = 103 sq m / 1109 sq ft



Ground Floor



First Floor



FLOORPLANZ © 2013
0845 6344080 Ref 109546

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

