



THE BARN
COLD HARBOUR, DORKING, SURREY

Hamptons
THE HOME EXPERTS



THE PARTICULARS

**The Barn, Trout Grange
Henhurst Cross Lane, Coldharbour
Dorking, Surrey, RH5 4LR**

Freehold

- **4 Bedrooms**
- **2 Bath/Shower rooms**
- **Spectacular distant views**
- **In all about 1.42 acres**

Features

Kitchen/Dining/Family Room,
Sitting Room, Study/Bedroom 4,
Main Bedroom with Dressing Room,
2 Further Bedrooms, Bathroom,
Shower Room, Landscaped Gardens
and Paddock, In all about 1.42 acres.

Hamptons

251 High Street
Dorking RH4 1YA
01306 885 466
dorking@hamptons.co.uk
www.hamptons.co.uk

A converted barn with spectacular views

A superb family house created by converting a large barn and outbuilding and situated in a truly outstanding elevated location on the edge of the village of Coldharbour. A clear sense of design has achieved an excellent flow of accommodation with a relaxing atmosphere of well-appointed informality.

The Property

The kitchen and main living room is a superb vaulted space with access out to both the main garden and to an enclosed courtyard via a stable door. The dual aspect and floor to ceiling windows flood the room with light. There is an additional dual aspect family room, and scope for a further large living space, by converting a substantial games room and gym area. The main bedroom has a dressing room and there are two/three further bedrooms and two bath/shower rooms.

Whilst already a substantial house, planning permission (which has now lapsed) was granted in 2015 to add additional accommodation potentially extending the house by up to a further 1364 sq ft. (Ref MO/2014/1247). This would add an impressive entrance and stair hall, as well as additional bedroom and living space if desired.

Situation

Located in the heart of The Surrey Hills, Coldharbour is a picturesque and highly desirable village with a popular pub, The Plough Inn, parish church, and a cricket green, situated on the southern slopes of Leith Hill to the south west of Dorking. The area is famous for its outstanding countryside with access to miles of paths and bridleways right on the doorstep. Dorking town offers an excellent range of shopping and recreational facilities and the mainline station provides services to central London (Waterloo/Victoria, journey time about 50 minutes).

Local Authority

Mole Valley District Council 01306 885001

Services

Mains gas, water and electricity, private drainage to septic tank, new broadband cable installed from the public highway to The Barn for speed and reliability.

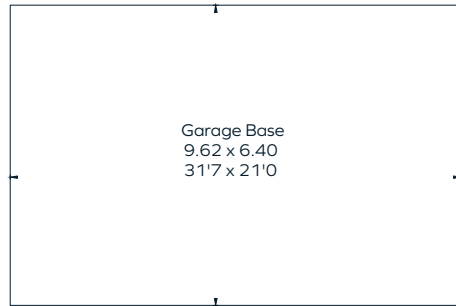


Outside

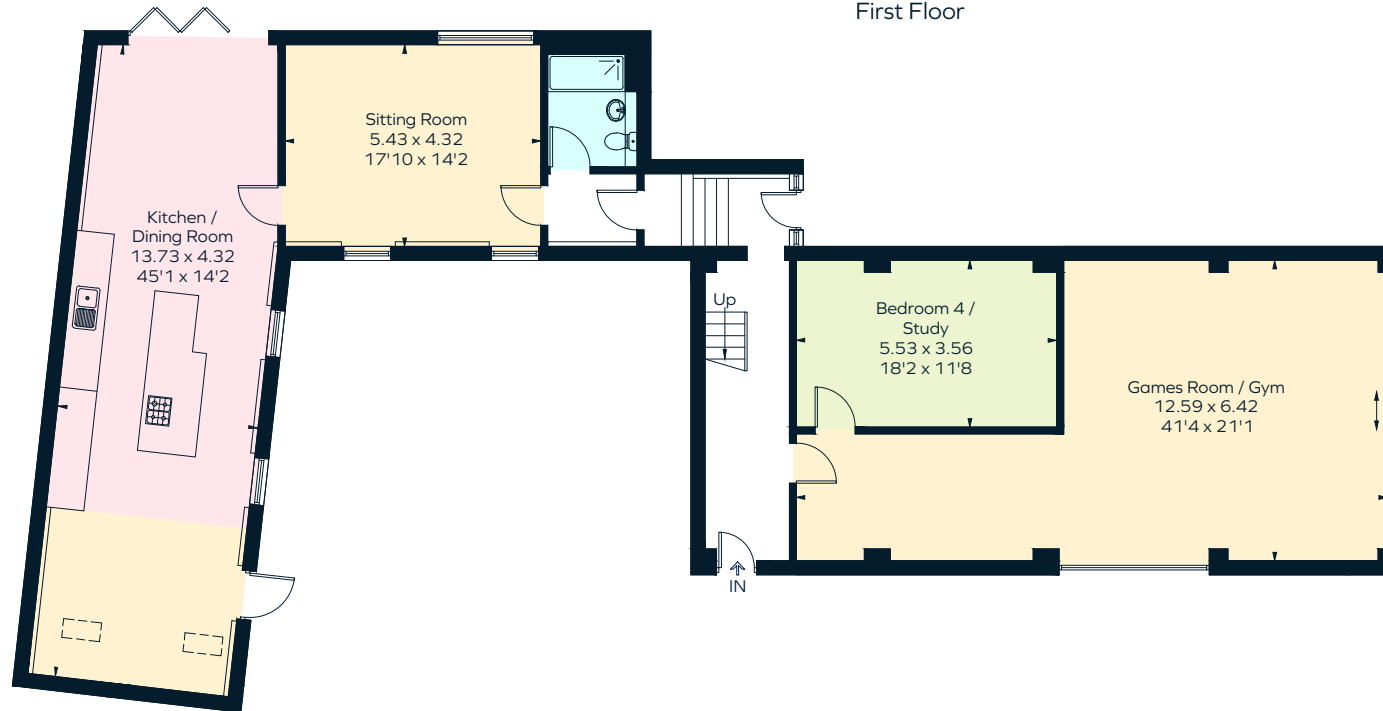
The Barn is approached by an impressive hedge lined drive rising through surrounding farmland for about half a mile (760 metres). The property is situated in an elevated position with outstanding and distant views. The private drive passes the tennis court and culminates by the new garage base. There is implemented planning consent for a new ancillary

garage and store. The base has been constructed and measures 663 sq ft (61.6 sq m). The gardens are landscaped with lawn, fountain garden, and an enclosed cobbled courtyard accessed from the kitchen. The lawns gently descend with a wooded dell, and a fruit orchard. There are wonderful views and in all, about 1.42 acres.





First Floor



Ground Floor

The Barn

Approximate gross internal area = 283.5 sq m / 3,051 sq ft, Garage base = 61.6 sq m / 663 sq ft

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, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Possible
100-110	A		
81-100	B		
62-81	C		
43-62	D		
23-43	E		
3-23	F		
1-3	G		
<small>Not energy efficient - higher running costs</small>		71	76
<small>England, Scotland & Wales</small>		<small>EU Directive</small> 2002/91/EC	