












Waterlands Farm

Blackbrook Road, Dorking, Surrey

A fine period farmhouse with a two-bedroom cottage, set within delightful grounds extending to 15.5 acres

A stunning, secluded Grade II Listed farmhouse with outbuildings, set on the edge of the Surrey Hills and three miles from sought-after Dorking's town centre. The property features a wealth of character details, extensive and beautiful gardens and grounds extending to 15.5 acres, including a detached cottage.

 HOUSE: 3 COTTAGE: 1	 HOUSE: 3 COTTAGE: 2	 HOUSE: 2 COTTAGE: 1
 GARAGING	 15.5 ACRES	 FREEHOLD
 RURAL	 5,527 SQ FT	 PRICE £2,000,000



The property

Waterlands Farm is an enchanting Grade II listed period home, dating from the late 17th century. It features a timber-framed construction with whitewashed brick infill elevations and original interior details including exposed beams and brick-built fireplaces. The house has two main reception areas on the ground floor, which are connected in an open-plan layout. There is a well-proportioned drawing room area with a triple aspect, including French doors which open out onto a paved courtyard, plus an adjoining sitting room area with an impressive fireplace and woodburning stove. Alongside is a study which provides useful home working space and has another set of French doors opening out onto the courtyard. Additionally on the ground floor there is a cloakroom leading off the entrance hallway and an open-plan kitchen and dining area, providing a social space in which to prepare meals, dine and entertain guests. There are terracotta floor tiles and south-facing French doors opening to the garden, while the kitchen

itself has fitted units, an Aga and all the necessary appliances. On the first floor, there are three well-presented double bedrooms, including the principal bedroom, which has built-in wardrobes and an en-suite bathroom. The first floor also has a family bathroom. A loft hatch with retractable stairs leads to an attic used for storage, plus a separate area which could be converted into a fourth bedroom with the required permissions. The cottage, currently rented out, offers a comfortable sitting room and a fully equipped kitchen. There are also two bedrooms and a family bathroom, plus its own enclosed garden.







Outside

The property is set back from the road with National Trust woodland to the front and open fields to the rear. The garden includes extensive spring and wildflower meadows, wooded areas and rolling lawns, as well as patio areas for al fresco dining and well-stocked, colourful border beds with various shrubs and flowering perennials. There is also a hard tennis court, enclosed by chain link fencing. The central paved courtyard provides further space for al fresco dining and access to the outbuildings, which include garages, workshops, stores and two original stables, plus a stunning games room and garden room/conservatory, which is the ideal space for entertaining. The cottage benefits from its own garden, while both properties back onto beautiful open countryside, in all the gardens and grounds extend to 15.5 acres, including a 13.5 acre field.

Location

The property lies in a rural position on Holmwood Common, on the edge of the Surrey Hills National Landscape. Local amenities can be found three miles away in the charming Surrey town of Dorking.

Dorking has a good selection of shops, restaurants, pubs and cafés, plus a range of leisure facilities and a choice of supermarkets. Guildford is 15 miles away, and offers extensive shopping, cultural and recreational facilities including the Surrey Sports Park, the Spectrum Leisure Centre, G Live and the Yvonne Arnaud Theatre, and a wide range of restaurants and shops. Golf is available at Dorking Golf Course and Betchworth Park Golf Club, while the area is renowned for its walking/cycling routes. There is a fine choice of schools in the area, along with several good and outstanding-rated primary and secondary state schools. The area is well connected, with the A24 providing easy access to the M25 (junction 9), while mainline stations at Dorking and Guildford provide fast and regular services to London Waterloo.



Distances

- Dorking 2.6 miles
- Reigate 6.1 miles
- Leatherhead 7.3 miles
- Horley 9.6 miles
- Crawley 10.5 miles
- Horsham 11.5 miles
- Guildford 15.5 miles

Nearby Stations

- Dorking
- Holmwood

Key Locations

- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Amberley Museum & Heritage Centre
- Guildford Museum

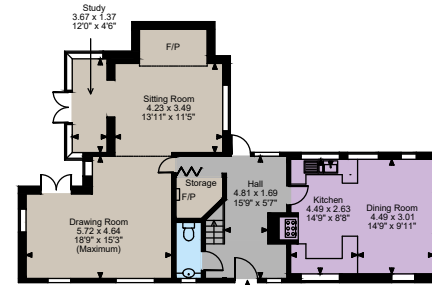
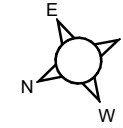
Nearby Schools

- Box Hill School
- Hurtwood House
- St Teresa's
- Micklefield School

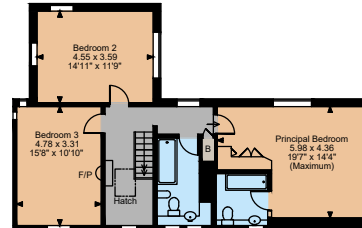




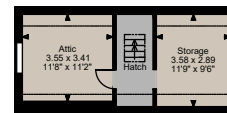




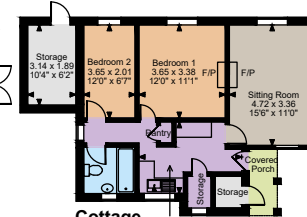
House Ground Floor



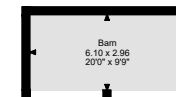
House First Floor



House Second Floor



Cottage



Barn

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,106 sq ft (196 sq m)

Garages & Workshops internal area 804 sq ft (75 sq m)

Outbuildings internal area 2,035 sq ft (189 sq m)

Cottage internal area 582 sq ft (54 sq m)

Total internal area 5,527 sq ft (514 sq m)

For identification purposes only.

Directions

RH5 4DT

what3words: ///spoke.almost.test

General

Local Authority: Mole Valley District Council

Tel: 01306 885001

Services: Mains services. Private drainage which may not be compliant to current regulations. Further information is being sought

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating:

House TBA

Cottage E

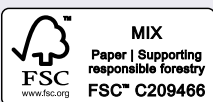
Guildford

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