

Broome Hall House, Coldharbour, Dorking, Surrey





Located within the Surrey Hills Area of Outstanding Natural Beauty, a late Georgian country house with **elegant interior and delightful gardens** with views over the Surrey and Sussex Weald to the South Downs on the horizon.

Summary of accommodation

Entrance porch and hall | Drawing room | Orangery | Sitting room | Dining room | Impressive kitchen/breakfast/family room | Utility/boot room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Family bathroom

Second floor storage space

Ancillary accommodation comprising sitting room, office, bedroom, bathroom and studio

Swimming pool | Pool room

Landscaped gardens and paddock | Detached three bay garage | Long gravel drive approach and parking area

In all about 2.1 acres

Distances

Dorking 9 miles, Reigate 13.2 miles, Guildford 15 miles, Gatwick Airport 12.5 miles, London 34.7 miles

(All distances are approximate)



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Broome Hall House

Understood to date from the 1840s, the property was originally the farm house for the adjoining Estate. Later additions and subsequent sympathetic updating have resulted in an impressive and elegant family home. The property enjoys a gated entrance with long drive flanked by gardens and grounds leading to a spacious parking area in front of a triple garage. Within a cluster of outbuildings, there is the potential for a self-contained cottage, currently a bedroom, bathroom and sitting room, with an office area which could provide a kitchen. There are various other stores and a studio. The landscaped gardens are a superb feature with terrace areas, including a raised pool terrace which enjoys a lovely outlook over the countryside.







Approximate Gross Internal Floor Area

Main House = 415.2 sq m / 4469 sq ft

Ancillary = 110.1 sq m / 1185 sq ft

Outbuildings = 62.7 sq m / 675 sq ft

Total = 588.0 sq m / 6329 sq ft

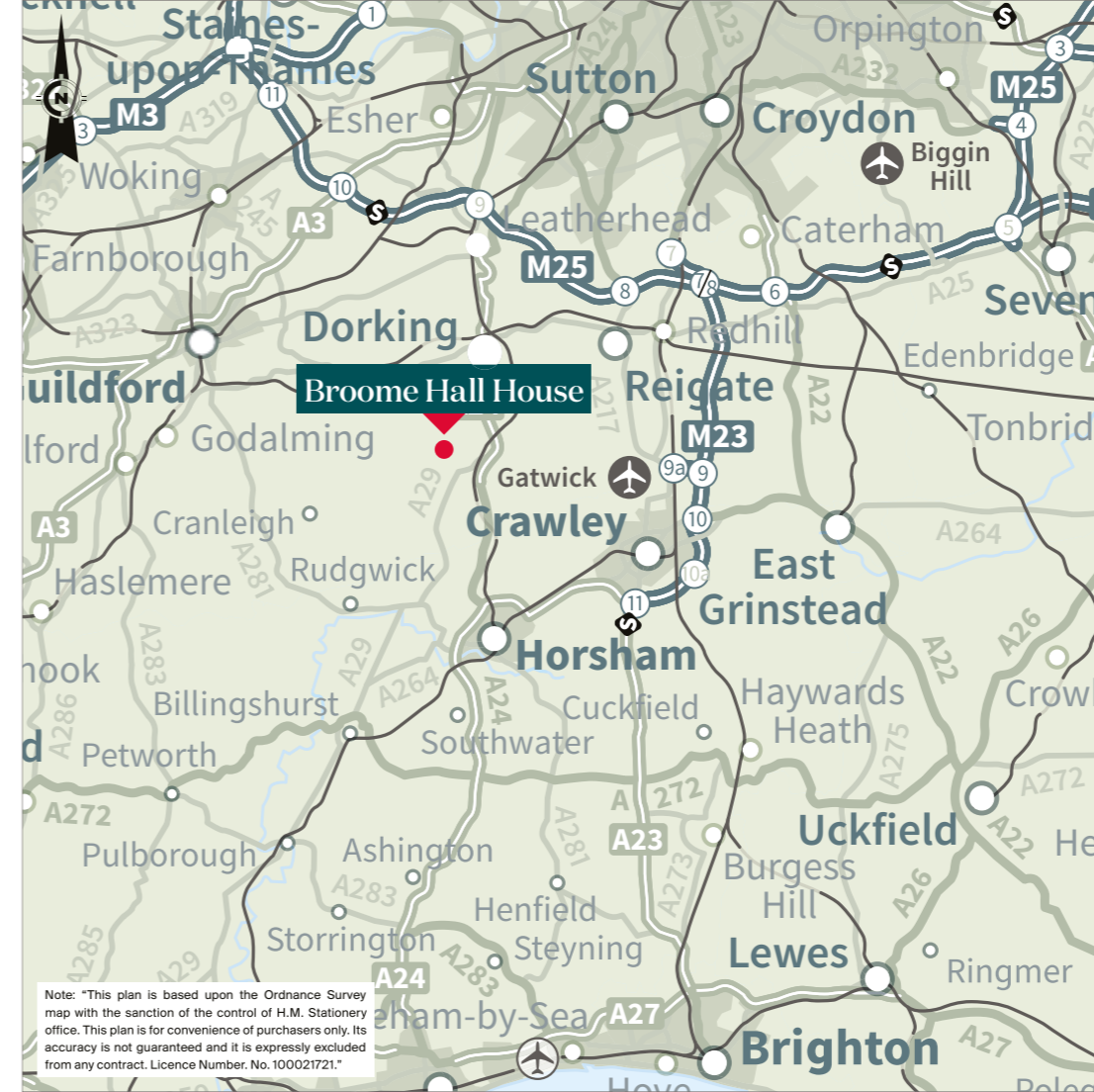
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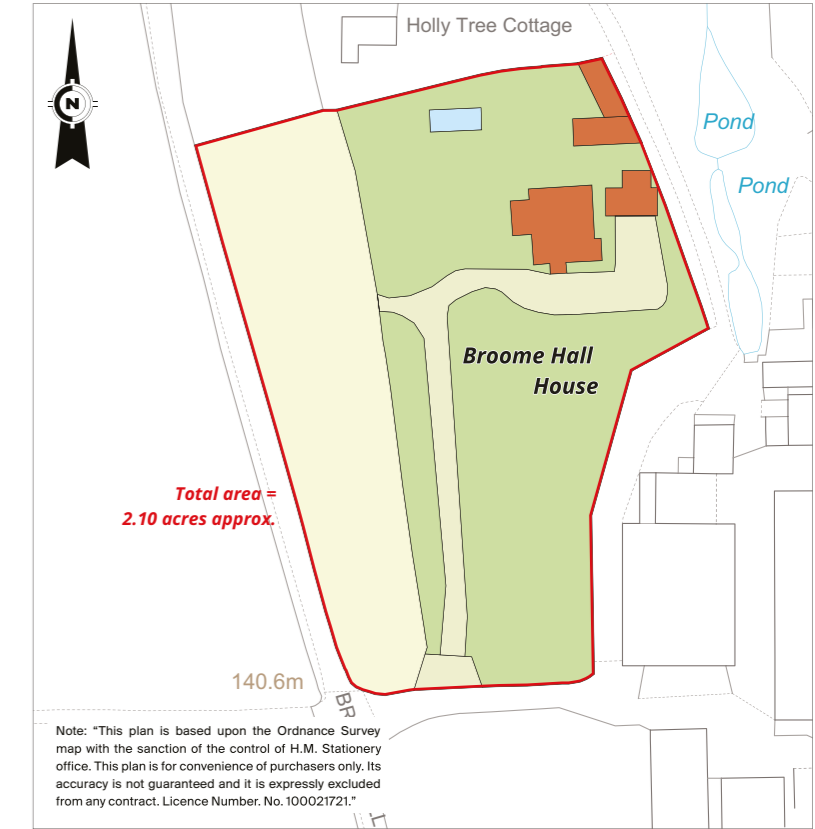






Property information

Tenure: Freehold
 Local Authority: Mole Valley District Council
 Council Tax: Band H
 EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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