



Dog Kennel Green, Ranmore Common, Dorking, RH15





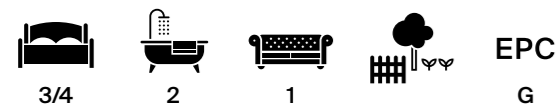
## An exceptional three bedroom Victorian cottage, plus annexe, situated in a breathtaking setting in Ranmore Common.

This impressive property has been upgraded and extended by the current owners to a high standard. The property has an abundance of charm, character, and light throughout.

Through the gated entrance the driveway provides parking for several cars. The mature and stunning lawned garden begins at the front of the house, wraps around the side, and extends to the back of the plot with stunning views over grazing fields, currently occupied by the owners. There are two beautifully crafted seating areas which are perfect for relaxing or entertaining.

From the welcoming entrance you enter the living room which features a wealth of bespoke cabinetry, including a superb cushioned bench built into the bay and a Victorian fireplace.

To the rear, the fantastic open plan kitchen diner has been extended by the current owners using attractive wood beams, a stylish glass lantern and glass French doors leading to the garden. The large amount of glass ensures a feeling of light and space all year round. This wonderful room is perfect for entertaining and comes complete with a wood burner, kitchen island (including breakfast bar), stone worktops, herringbone wood flooring and sophisticated built in storage and cabinetry.



### Tenure

Freehold

### Local Authority

Guildford Borough Council

### Council Tax

Band E





There is a well-appointed annexe/office space attached to the rear extension complete with en suite shower room. This has its own entrance through French doors.

On the first floor there are three generous bedrooms and a luxury family bathroom.



## Location

Situated 3.7 miles from Dorking Station and 4.6 miles from Effingham Junction Station, both of which offer a direct route to London Waterloo (journey times from 42 minutes.)

## Distances

Effingham Village 3.1 miles, Dorking High Street 4.3 miles  
Leatherhead 6.5 miles, Cobham 7.4 miles, Guildford 10 miles  
M25 (J9) 7 miles, A3 7.1 miles, Central London about 30 miles  
(All distances and times approximate)



**Approximate Gross Internal Floor Area**  
**89.9 sq m / 968 sq ft**  
**Annexe / Office = 10.0 sq m / 108 sq ft**  
**Total = 99.9 sq m / 1076 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Knight Frank Cobham**  
 50 High Street  
 Cobham, Surrey  
 KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Dan Miller**  
 01932 591616  
[dan.miller@knightfrank.com](mailto:dan.miller@knightfrank.com)

**Tom Knowlden**  
 01932 591610  
[tom.knowlden@knightfrank.com](mailto:tom.knowlden@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2024. Photographs and videos dated Summer 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)