



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£3,250,000

Copse House, Hoe Lane
Dorking, RH5 6RS

A stunning individually designed contemporary modern family house, designed and executed with great imagination and flair taking full advantage of the views and the setting with extensive areas of glass to every room.

PROPERTY SUMMARY

Copse House sits at the end of a private road in a beautiful peaceful and rural setting high in the Surrey Hills between Guildford and Dorking, with miles of beautiful walking countryside in The Hurtwood on the doorstep. The villages of Peaslake, Holmbury and Abinger are all close by and there is a village shop in Peaslake and a farm shop in Abinger, selling a variety of local produce. Guildford, Dorking and Cranleigh are all easily accessible by car and offer busy and picturesque High Streets with a wide variety of shops and supermarkets, restaurants and bars. There are comprehensive sports and leisure centres in each town and a wide variety of schools, including village schools in Peaslake and Abinger Hammer. For commuters the train services at Guildford and Dorking both offer regular commuter services to Waterloo and Victoria.



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Copse House was designed by an award-winning architect to a stunning contemporary design, inspired by a 1938 listed modernist house in Esher called The Homewood, which is now owned by The National Trust. This clean modern energy efficient house is carefully crafted in visual waterproof concrete with Welsh slate cladding and feature Brise Soleil aluminium bladed shuttering, and there is extensive use of glass through which the delightful rural setting and views can be enjoyed. The design has been carefully considered to emulate a stone fort at the front with the contrast of a rear elevation of total glass and there are sun terraces on the first and ground floors and an entertaining terrace on the lower level, leading on to the gardens. The views from these terrace areas are over the surrounding rural countryside and adjoining fields and are ideal for entertaining and relaxing. The whole accommodation is incredibly light and airy with a wonderful atmosphere with the upper floors feeling like treehouse living. There is a feature heated and lit spiral concrete staircase which was cast in situ and the walls are of feature polished concrete with resin floors and underfloor heating throughout. The formal reception areas are on the ground floor with glazed walls and balcony overlooking the dining area and lower ground floor. Stairs from the sitting area rise to a study with glorious rural views and access to the upper sun deck with aluminium bladed shuttering. The principal bedroom suite is approached via a glazed ceiling walkway and incorporates a dressing room and bathroom and a glazed wall with sliding doors to a sun terrace. There is another bedroom at this level with three further bedrooms on the floor below, including a guest suite, all of which have doors to the garden. On this lower level is the open plan informal reception area which opens into a stunning Poggenpohl fitted kitchen with huge island area and adjoining matching utility room. The large entertaining terrace is also accessed from this level and leads directly on to the lawned garden. There are solar panels and quality Danish windows and doors throughout and a Mechanical ventilation and heat recovery system.







Guildford station - 9 miles

Dorking station - 6 miles

Cranleigh 5.5 miles

Kingfisher Farm Shop - 1.5 miles

Peaslake Village Stores - 1 mile.

Shere shops and doctor's surgery - 2.8 miles

(All distances and times are approximate)



DIRECTIONS

From Guildford take the A25 through Gomshall Viilage an on to Abinger Hammer. Turn right on to the B2126 to Ockley, Holmbury St Mary and Forest Green and proceed for one mile. Turn right into Hoe Lane, Abinger Hammer, by a post box and continue up the hill, passing Sutton Place and Knobfield and drop down the hill and turn left into Westfield where Cope House will be found at the end on the right.



APPROX. GROSS INTERNAL FLOOR AREA 3562.56 SQ FT / 330.97 SQ M

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as a guide only and prospective purchasers should verify the services, systems and appliances, based on the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
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LOCAL AUTHORITY
Mole Valley

TENURE
Freehold

COUNCIL TAX BAND
H

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	77	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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