



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

**£2,500,000**

**Oak Lodge, Dorking Road**

**Gomshall, GU5 9NY**

Set in an elevated position in the beautiful Surrey Hills, in a lovely garden plot approaching half an acre bordering the Wotton Estate - an exceptional, recently completed detached country house on three floors, carefully crafted around a bespoke green oak frame, with many fine features including exposed oak beams, a lovely Neptune kitchen, air source heat pump and mechanical ventilation and heat recovery system

**PROPERTY SUMMARY**

Set in the sought after Surrey Hills area of outstanding natural beauty, Oak Lodge is a bespoke brand new country house in a wooded garden plot which adjoins open fields of the Wotton Estate. Combining traditional craftsmanship with contemporary living standards, its elevated position provides far reaching southerly views, and is set in grounds of approaching half an acre. This outstanding new build offers nearly 3,500 sq ft of beautifully appointed accommodation, which is finished to a high specification. Internally, the oak frame is a defining feature, with exposed oak beams and posts providing visual warmth with a strong sense of structure. The accommodation is centred around a wide triple height reception hall flooded with natural light via an overhead skylight. On the ground floor is a spectacular kitchen/breakfast room with bespoke Neptune cabinetry, premium fittings, beautiful timber floor and patio doors onto a west facing terrace. Beyond the kitchen is a utility/boot room with contrasting colour units and Lusso stone flooring and a stable door to the terrace. A double aspect tv/family room with attractive media wall is also situated on the ground floor and there is a guest cloakroom off the reception hall. A bespoke oak staircase leads to a half landing where there is a generous drawing room with feature fireplace and patio doors to a terrace and rear garden. There is also a study on this level. Feature dual staircases on either side of this level lead to the bedrooms. The principal bedroom suite has exposed oak beams and a vaulted ceiling, with a distinguished dressing room and large en suite bathroom. There are three further bedrooms, one with an en suite shower room and one with a galleried study area. There is also a stylish family bathroom on this level. On the lower ground floor there is a large games room/fifth bedroom with en suite shower room.



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Oak Lodge has an air source heat pump and a mechanical ventilation and heat recovery system. The main areas have under floor heating with oak flooring and carpeting throughout and the bedrooms have radiators. There is ample storage space featuring bespoke cupboards and the interior is decorated to a very high standard with thoughtful neutral colour schemes. Outside there is a timber and tile garage and car port along with ample parking spaces for guests. The garden is landscaped and levelled and attractive terracing surrounds the house with feature brick retaining walls and an entertaining terrace at the rear. Oak Lodge is situated on the edge of Gomshall Village, directly adjoining the open fields of the Wotton Estate and the village is within a short walk with its two pubs and local supermarket. There is also the excellent Kingfisher Farm Shop in nearby Abinger Hammer and there are many picturesque Surrey Villages nearby, including Shere and Albury. Gomshall station is also within a short walk, with a short link to Guildford, with its fast onward commuter services to Waterloo. Gatwick airport is 18 miles and Heathrow is 25 miles. There is easy access to the A3 and M25.







Gomshall Village, pubs, local supermarket and station - 0.3 mile

Shere village - 1.2 miles

Dorking - 5 miles

Guildford - 7 miles



## DIRECTIONS

From Guildford take the A25 through Merrow and over Newlands Corner, by passing Shere, and continue into Gomshall. Carry on through the village passing Gomshall Mill and continue under the railway bridge into Dorking Road. After approximately 150 meters, turn left into a driveway signed to Driftway Cottage and Oak Lodge, and branch right at the top into the drive to Oak Lodge.

## Dorking Road, Gomshall



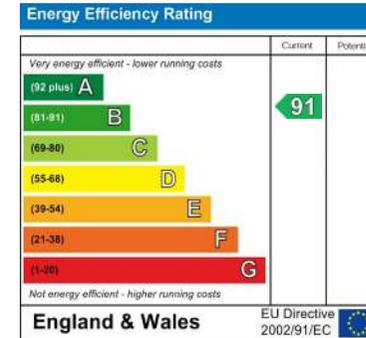
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LOCAL AUTHORITY  
Guildford

TENURE  
Freehold

COUNCIL TAX BAND  
New Build

VIEWINGS  
By prior appointment only



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