

Pasture Wood Road, Dorking

£3,600 Per Month









> or those drawn to older homes, The Coppers offers plenty to fall for: rooms with individuality, space that can adapt around daily life, and a peaceful setting in Holmbury St. Mary.







The private approach gives way to whitewashed walls, steep tiled roofs and mature planting, with the surrounding countryside setting the pace for life here.

Dating from around 1900, this Arts & Crafts cottage rewards a closer look. Timber doors, exposed beams and distinctive windows bring interest to each room, while the layout offers space to gather together and quieter corners to retreat to.

The main sitting room is a particularly inviting place to settle. A broad run of leaded windows draws in the garden views, while warm tiled flooring and a handsome fireplace give the room a reassuring sense of permanence. There is plenty of room for comfortable seating, whether the evening calls for company or a book by the fire.

Alongside, the kitchen/breakfast room feels thoroughly at home within the cottage. Solid oak cabinetry, timber worktops and a butler sink sit around an electric AGA, with space to pull up a stool and keep the cook company. Garden-facing windows and earthy finishes make this a room to enjoy throughout the day.

A separate room off the entrance hall offers a useful choice of dining room or home office. A ground-floor cloakroom adds everyday practicality.

Follow the connecting hallway and the house reveals its most memorable space: a substantial second reception room beneath a dramatic vaulted ceiling. Exposed timbers and a mezzanine create an extraordinary backdrop for a long dining table, a second sitting room, bedroom or a creative studio. With an adjoining bathroom and an annexe loft area above, this section of the cottage offers valuable flexibility within the home.

The main staircase leads to three bedrooms, each with its own proportions and outlook across the surrounding greenery. Wooden floors continue the cottage's understated character, while the bathroom pairs a freestanding bath with exposed timber and a distinctive circular window.

Outside, established planting softens the edges of the house, creating sheltered places to sit and enjoy.



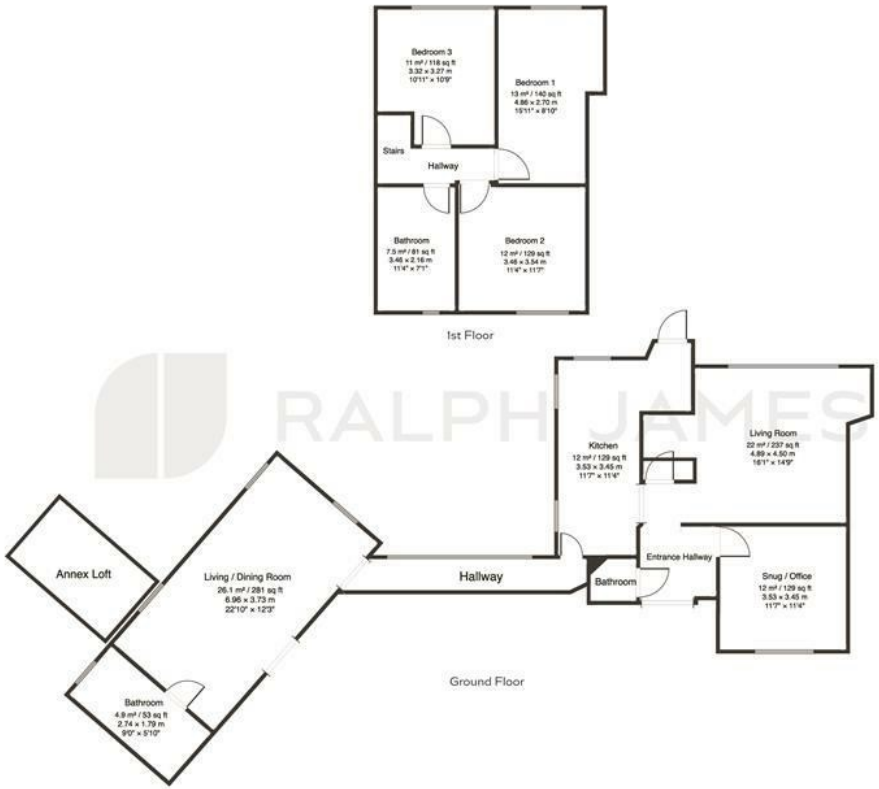
Need to know

- Grade II listed Arts & Crafts cottage dating from around 1900
- Four bedrooms with leafy countryside outlooks
- Private driveway approach
- Character sitting room with an open fireplace
- Oak kitchen with an electric AGA and butler sink
- Separate dining room or home office
- Vaulted annex with second reception room, mezzanine and adjoining bathroom
- Mature gardens bordered by fields and woodland
- Tranquil setting
- EPC: E

Interested?

redhill@ralphjames.co.uk
01737 765 555
1

ralphjames.co.uk



The Coppers Holmbury St. Mary, Dorking, RH5 6LQ
Total Aproximately Area: 142.3 m² ...1,532 sq ft

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are on approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to 'RALPH JAMES ESTATE AGENTS' displaying this floor plan.

RALPH JAMES