



5 Fern Cottages Dorking Road, Abinger Hammer, Dorking, Surrey,
RH5 6SA

Price Guide £650,000



- STUNNING VICTORIAN COTTAGE
- VILLAGE LOCATION
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- LANDSCAPED GARDENS

- RECENTLY RENOVATED AND EXTENDED
- FORMAL SITTING ROOM
- HIGH QUALITY GERMAN KITCHEN
- FURTHER POTENTIAL TO EXTEND STPP
- DRIVEWAY PARKING

Description

A truly exceptional Victorian home situated in a pretty lane in the sought after village of Abinger Hammer. Extended and refurbished to the highest standard in recent years, the property further benefits from bright and spacious accommodation arranged over two floors and an East facing landscaped garden that extends to approximately 90 ft.

Accommodation briefly comprises of a well-presented formal sitting room with views to the front and a feature gas fired stove. To the rear with direct access via bi-folding doors to the garden is a magnificent open plan kitchen/living/dining room, a particular feature of the home. Extended by the current owners it now provides a superb place to entertain. The modern and stylish German kitchen incorporates a selection of base units with matching eye level cupboards and full height units. There is also a vast selection of integrated appliances and a large central island with quartz worktops. The dining area enjoys built in furniture and an attractive feature wall with exposed brickwork. A W.C and under stairs storage complete the ground floor accommodation.

A modern staircase with glass balustrade leads to the first-floor landing where two large bedrooms and a family bathroom can be found. The master bedroom (12'0x11'10) is tastefully presented and benefits from an ensuite shower room. The second bedroom is another spacious room and enjoys views of the garden and built in wardrobes. The family bathroom has been redesigned to now incorporate a full modern white suite with bath and separate shower. An electric ladder provides access to a large and boarded loft space that also homes the combination boiler. Externally the landscaped garden provides various areas to entertain with a large decked area adjoining the house and a further patio to the rear of the garden. There is also a spacious workshop/shed with power and a water supply. To the front is driveway parking for two cars.

Situation

Abinger Hammer is an enchanting and picturesque village that lies on the A25 between Guildford and Dorking. Situated in the heart of the Surrey Hills an area of Outstanding Natural Beauty.

The village of Abinger Hammer itself has an annual teddy bears picnic on the village green, a village store and farm shop. Dorking town centre with its 5 supermarkets, doctor's surgeries, restaurants, shops and main line station is within approx 5 miles. Guildford town centre is approx 8 miles away.

Within walking distance is the pretty village of Gomshall which has a petrol station/shop, a number of public houses and a branch line train station to Guildford, Dorking and Gatwick.

Generally the immediate area provides some superb walking, cycling and riding countryside with Leith Hill, Ranmore and Holmbury St Mary all close at hand.

Access to the M25 is at Junction 9, Leatherhead or Junction 8. Reigate and the A3 is accessed just beyond West Clandon, approx 6 miles away.

Tenure

Freehold

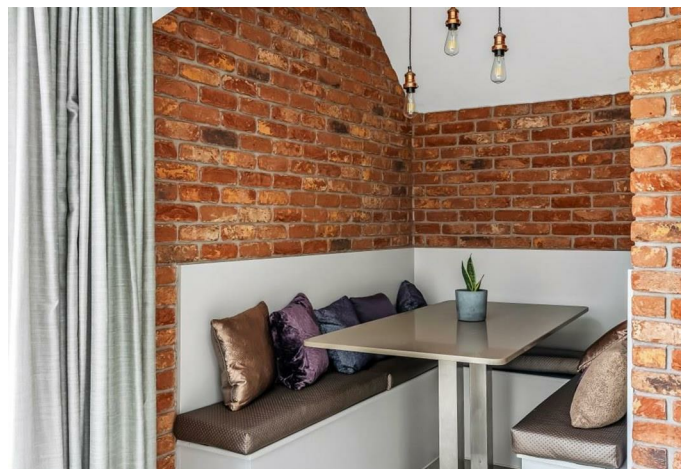
EPC

D

Council Tax Band

E

E



Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
 Shed = 11.3 sq m / 122 sq ft
 Total = 107.3 sq m / 1155 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1137397)

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