



HILL CLEMENTS
SALES AND LETTINGS



GUIDE PRICE

£1,425,000

Badgers Mount, Hoe Lane
Abinger Hammer, RH5 6RS

In a lovely rural setting high in the Surrey Hills, between Guildford and Dorking – an attractive tile hung family house, extended by the present owner, set within lovely 0.77 acre grounds

PROPERTY SUMMARY

Westfield is a small close of seven individual detached houses situated in a very rural location, close to the villages of Peaslake, Holmbury and Abinger. Badgers Mount is set in a large garden in an elevated setting towards the end of the road and benefits from an in and out driveway. There is a local shop at nearby Peaslake and a farm shop in Abinger, selling a wide variety of produce. Guildford and Dorking are both easily accessible by car and offer excellent shopping facilities and numerous restaurants and bars. There are many good schools in both towns along with village schools in Peaslake and Abinger Hammer. For commuters, the train stations at Guildford and Dorking offer good services to London.



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Badgers Mount is a character house, believed to date back to the 1930's, which was comprehensively extended and modernised by the present owners in 1996. The light and airy accommodation now provides good space for a family and every room benefits from lovely views over the gardens. On the ground floor there is a large entrance hall with cloakroom, a lovely sitting room with two bay windows and an open fireplace, off which is a study and a garden room with triple aspect views of the garden. There is also a dining room, a 17' kitchen, which opens to a breakfast room and a utility room. The four bedrooms on the first floor are all doubles with the principal suite having a large en suite bathroom. There is also a guest bedroom with en suite shower room and a family bathroom. Outside the garden provides a truly lovely rural setting with an ornamental fish pond with water feature and large areas of gently sloping lawns. In all 0.77 acres.







Guildford High Street and main line station - 9 miles

Dorking High Street - 6 miles and station - 7 miles

Cranleigh High Street - 5.6 miles

Peaslake Village Stores - 1 mile



DIRECTIONS

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

