

The Carriage House

Sutton Abinger, Dorking, Surrey







Enjoying a delightful setting in this sought-after location, a superb former Coach House that has been extended and refurbished to the highest standards throughout.

Abinger Hammer 1.6 miles, Shere 3.2 miles, Cranleigh 7.7 miles, Gomshall station 2.3 miles (London Waterloo from 51 minutes), Dorking station 6 miles (London Victoria from 56 minutes), Guildford mainline station 10.3 miles (London Waterloo from 32 minutes), Roads: A3 West Clandon 8.7 miles M25 (Leatherhead Junction 9) 11.6 miles, **Airports:** London Heathrow 27.3 miles, London Gatwick 17.7 miles
(All distances and times are approximate)



5



5



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Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Sitting room | Dining room | Kitchen | Utility room | Cloakrooms | Laundry room | Shower room

First Floor: Five bedrooms all with en suite shower rooms | Linen closet

In all about 3.4 acres

Situation

The Carriage House occupies a wonderful position in Sutton Abinger at the heart of the Surrey Hills. Designated an Area of Outstanding Natural Beauty, with breathtaking views and picturesque villages, this desirable enclave provides country living within easy reach of London. The house is within close distance of the local pub The Abinger Hatch which is well renowned in the local area. St James' Church is located on the other side of the road as well. Other popular villages such as Shere, Holmbury St Mary and Peaslake are close by and enjoy thriving communities which benefit from public houses, restaurants, local shops, amenities catering for day to day needs and a surgery. Of particular note is Kingfisher Farm Shop in Abinger Hammer and Peaslake Village Store. Holmbury Hill, with its Iron Age fort and over 60 miles of paths and tracks, offers opportunities for walking, riding and cycling. Superb educational, recreational and shopping facilities can be found at Guildford to the west, Dorking to the east and Cranleigh to the south.

Dorking and Guildford offer mainline railway stations to London, the A3 and the M25 can be reached at Guildford, Cobham and Leatherhead giving access to the national motorway network and also Heathrow, Gatwick and Southampton airports. Nearby Gomshall station provides services to Guildford, Reading and Gatwick.

Local schools include Duke of Kent, Cranmore, St Teresa's, Royal Grammar School, Longacre, St Catherine's, Cranleigh School with further renowned independent and state schools in Guildford, Dorking and Cranleigh. There are also further easily accessible primary schools in Peaslake, Abinger Common and Shere.

Leisure activities in the area include golf at a number of local courses including Wisley and Beaverbrooks. Numerous sporting facilities are available within a 10 mile radius.

The Carriage House

- Newly refurbished throughout to the highest of standards
 - Close to 4,000 sq ft
 - Drawing room and sitting room
- Impressive handmade kitchen and dining room
 - Five double bedrooms, all with en suites
 - In about 3 acres
 - Long sweeping drive
 - EPC: E















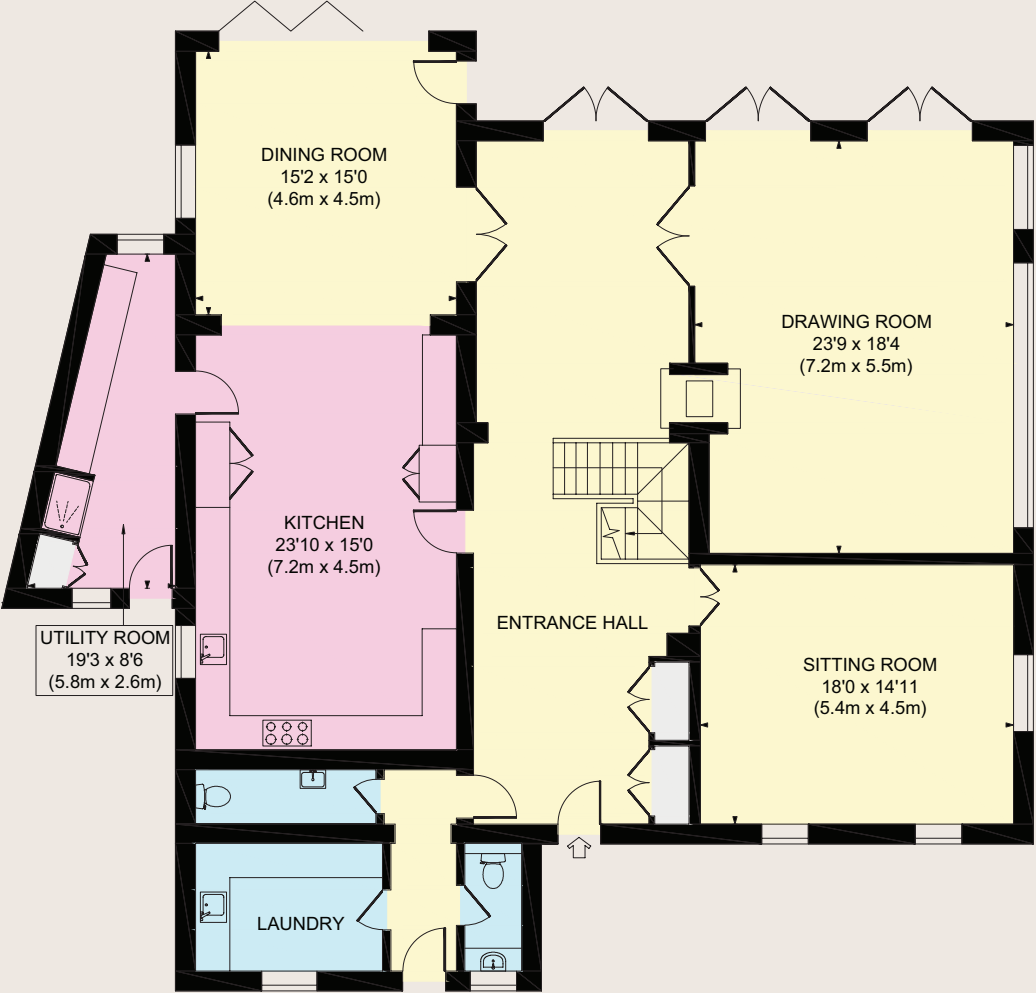


BEDROOMS & BATHROOMS

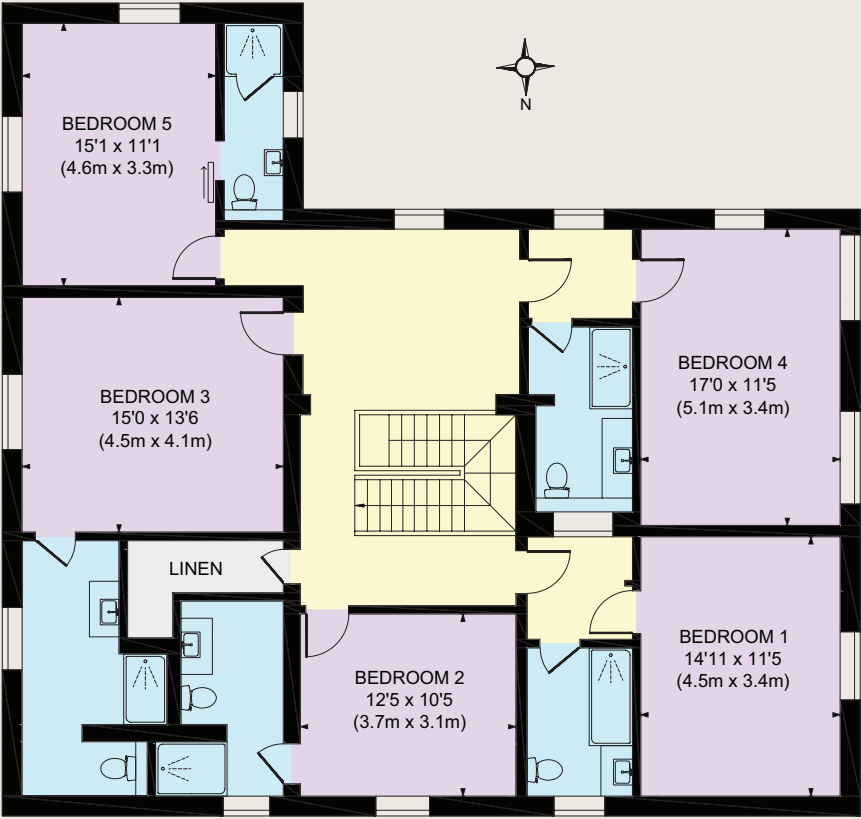


Approximate Gross Internal Floor Area
3933 sq. ft / 365.43 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Property Information

Services

We are advised by our clients that the property has mains water, electricity, drainage, oil-fired heating and private drainage.

Local Authority

Mole Valley Borough Council 01306 885001

Council Tax

Band E

EPC Rating

E

Directions

Postcode: RH5 6PR

What3words: ///lush.venue.acting

Viewing

Viewing is strictly by appointment through Knight Frank.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Morten Boardman

01483 617930

morten.boardman@knightfrank.com

knightfrank.co.uk

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