

# 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 miutes), 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	2

---

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 Grammer School, Longacre, St Catherine's, Cranleigh School with further renowned independent and state schools 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











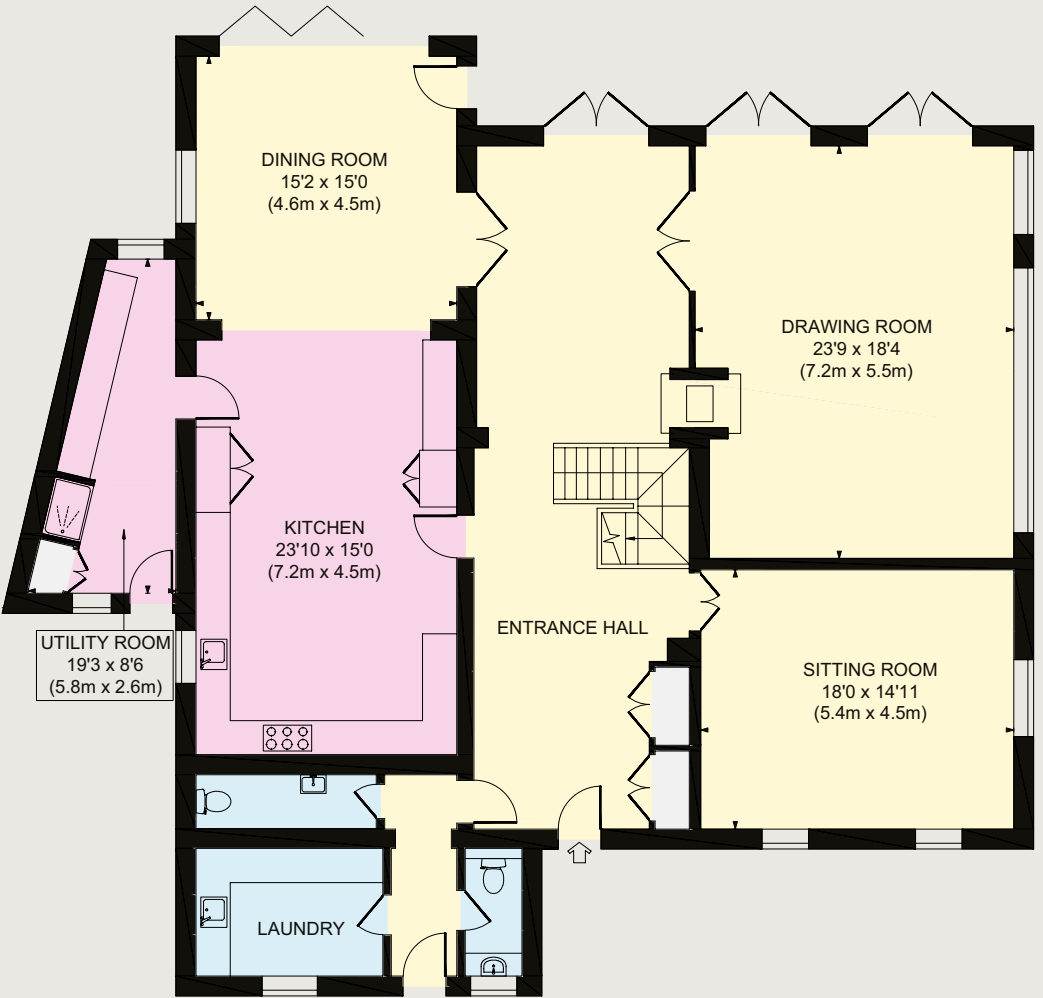




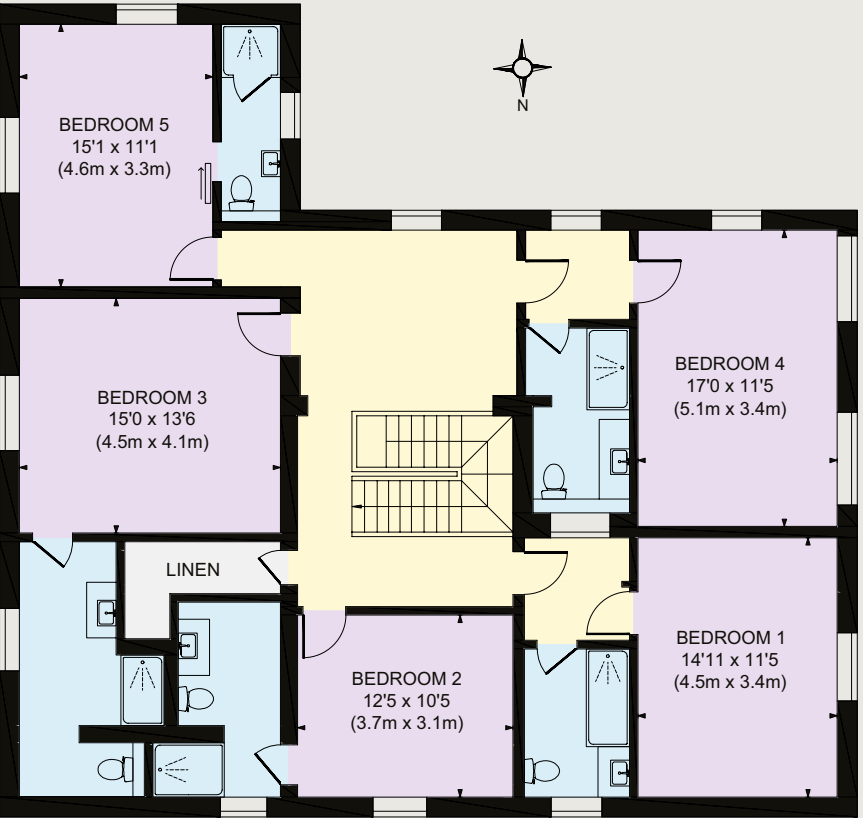




Approximate Gross Internal Floor Area  
3933 sq. ft / 365.43 sq. m



Ground Floor



First Floor

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

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](mailto:morten.boardman@knightfrank.com)

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)