

High Barn

Sutton Place, Abinger Hammer, Surrey





High Barn is a stunning family home set in gardens and grounds of around 3 acres.

Abinger Hammer 1.6 miles (2.5 km), Holmbury St Mary 2.1 miles (3.3 km)
Dorking 5.8 miles (9.3 km), Guildford 9.4 miles (15 km)
(All distances are approximate)

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6

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Family room | Study | Kitchen/breakfast room | Utility room

Wine cellar and Two cloakrooms

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Dressing room | Three bathrooms (one en suite)

Playroom | Gymnasium | Steam room

Studio annexe with open plan bedroom/living space, kitchenette and bathroom

Triple garage | Gardener's WC

Swimming pool | Pool house | Tennis court

Gardens | Grounds | Paddock | Two stables | Tack room

In all to about 3.1 acres and 6846 sq ft

Situation

High Barn is situated in Sutton Place, which is between the two much sought after, picture postcard, villages of Abinger Hammer and Holmbury St Mary, with their attractive village greens, public houses and local shops. A wider range of recreational, shopping and leisure facilities is available at the market town of Dorking (known for its antique shops) and the university town of Guildford, where theatres, restaurants and leisure centres are to be found.

Both have main line stations to London (Guildford to London Waterloo from about 34 minutes, Dorking to London Victoria from 58 minutes). Effingham Junction station is also nearby, approximately 17 minutes with direct trains to London Waterloo in 45 minutes. The M25 and motorway network are available via the A3 and A24, and give fast access to both Heathrow and Gatwick airports. There are a number of good schools in the area including St Catherine's, Charterhouse, Royal Grammar School, Guildford High School and the Duke of Kent. There is fantastic walking, cycling and riding country in the surrounding Surrey Hills, which are classified as an Area of Outstanding Natural Beauty.



High Barn

High Barn is a spacious and well-presented home built in the 1930s, designed in the Arts and Crafts style with white-rendered walls, a tiled roof, and distinctive eyebrow windows. The property has been thoughtfully extended and updated, blending traditional character with modern features, making it a comfortable and practical family home.

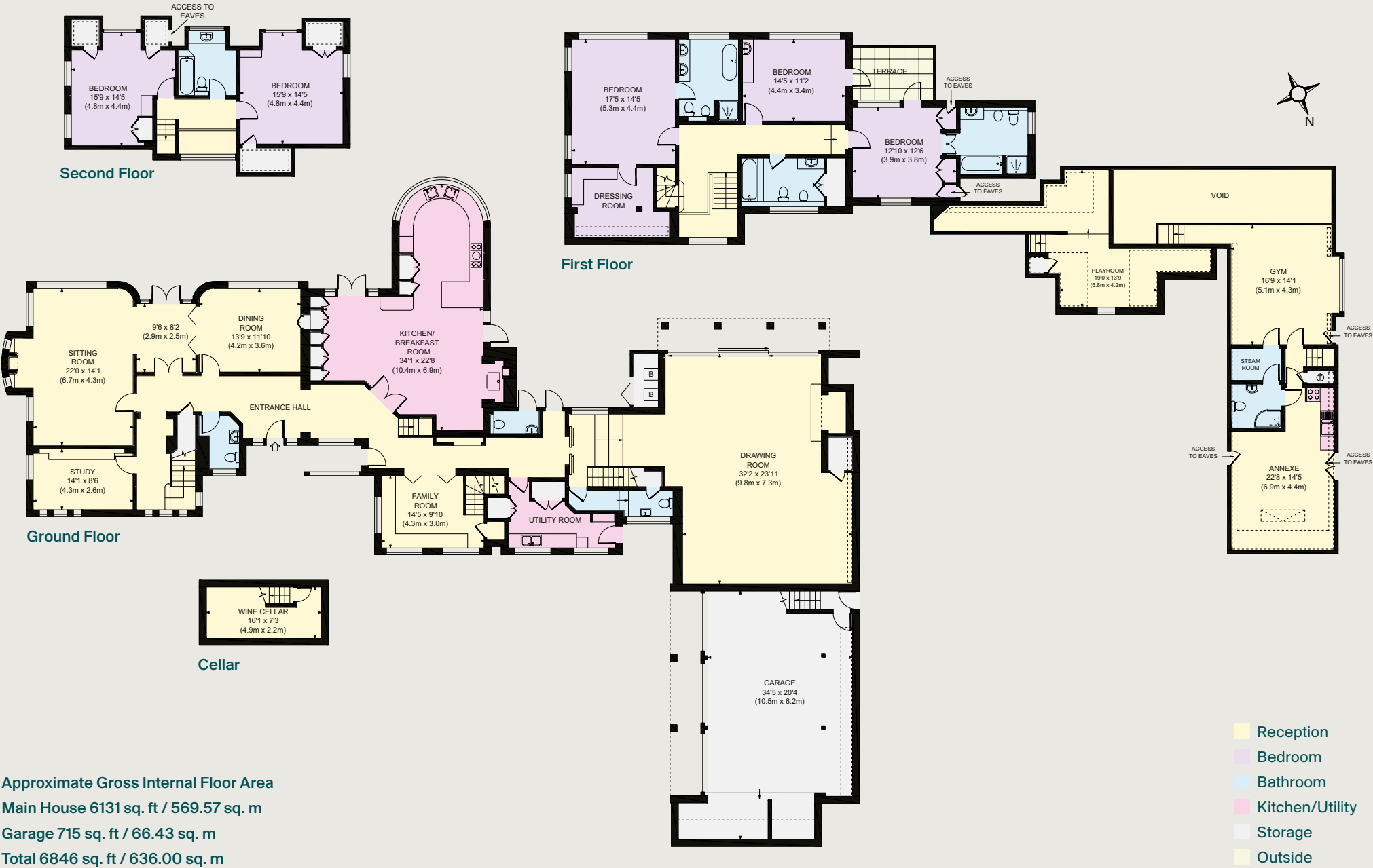
High Barn is set back from the road and approached via a five-bar gate, opening to a gravel in-and-out driveway that curves around a central lawn planted with shrubs. Along the drive is a triple-bay garage with electric doors.







FLOOR PLAN



Approximate Gross Internal Floor Area
Main House 6131 sq. ft / 569.57 sq. m
Garage 715 sq. ft / 66.43 sq. m
Total 6846 sq. ft / 636.00 sq. m

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.

GARDENS & GROUNDS



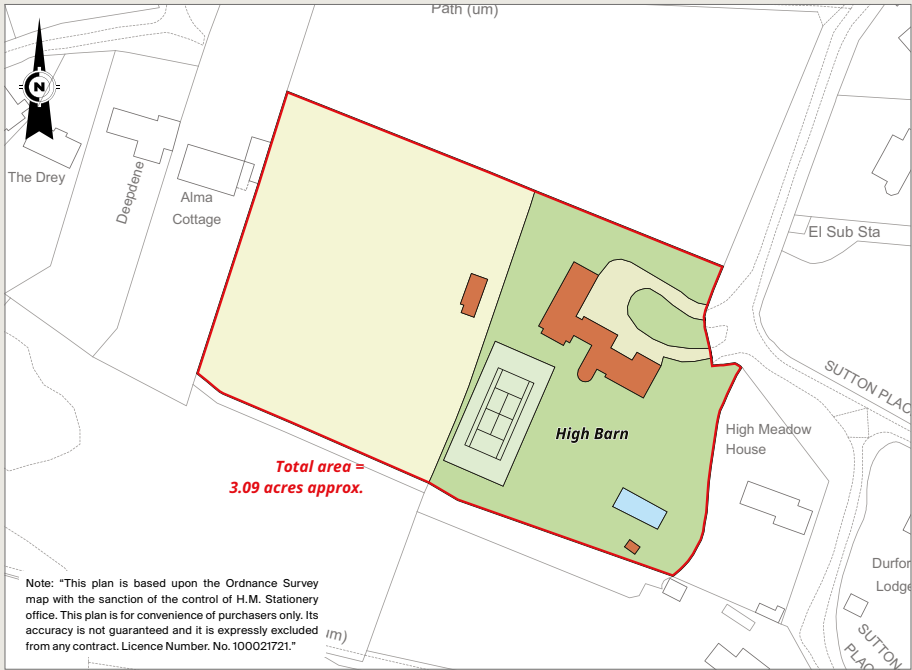
Gardens and Grounds

On one side of the property is a paddock with a stable block, made up of two stables and a tack room. The enclosed hard tennis court is screened from the lawn by a yew hedge.

Behind the house, the main formal garden sits off the sitting and dining rooms. This space features a York stone terrace with box knot gardens and lovely views across the wider grounds and toward the nearby woodland. Stone steps lead down to a lawn bordered by trees and shrubs, offering a quiet and private setting.



To one side of the garden is the pool terrace, with a heated swimming pool fitted. The pool is surrounded by a generous paved area for sun loungers and outdoor dining, and there’s also a brick-built pool house for changing or storing garden furniture.



Property Information

Our clients inform us that the property has mains water, electricity drainage and oil-fired heating as well as Calor gas cooking.

Tenure

Freehold

Local Authority

Mole Valley District Council: 01306 813301

Council Tax

Band H

EPC Rating

D

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded from the freehold but are available by separate negotiation.

Directions

Postcode: RH5 6RP

What3words: ///paths.tiger.thanks

Viewing

Strictly by appointment with Knight Frank.

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