



St Catherines, Abinger Lane, Abinger Common
Surrey RH5 6JH
Price £1,050,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A substantial & extremely spacious 5 double bedroom semi-detached family home with many character features & pleasant views situated in a quiet location in Abinger Common village. Ground floor accommodation comprises an entrance lobby with door to hallway, a great size dual aspect sitting room with bay windows & feature fireplace, a further reception room with feature fireplace & hatch to inner lobby (with wc & door to both the extensive & dry, full ceiling height basement & side garden). This lobby then leads through to the family room with feature fireplace & to a good size kitchen & dining area with doors out to garden & a utility room. First floor accommodation comprises a double bedroom with fitted wardrobe & ensuite shower room, a 2nd double bedroom with bay window & fitted wardrobe, a further double bedroom & a very large family bathroom with bath, separate shower cubicle, wc, basin & space for washing machine & tumble dryer. Further stairs lead up to the second floor which offers a very large double bedroom, a further smaller double bedroom & eaves storage. The property also benefits from a detached double garage & a good size garden to the front, side & rear, which includes a large workshop/possible office with windows & skylight (requires upgrading). Situated in the heart of this sought after village within walking distance of the village pub, providing easy access to the A25.

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane up to the junction with the A25. Turn right and proceed along the A25 towards Dorking. Continue through Abinger Hammer. After approx. ½ mile turn right at the crossroads into Raikes Lane, then after 50 yds, turn left into Abinger Lane towards Abinger Common. Follow the road up into the village, continue past the Abinger Hatch pub on your left, & Evelyn Cottages on your right, where you will find St Catherines immediately after Glebe Lane on your left (parking accessed via Glebe Lane).

Situation :

Situated in a very peaceful location within circa 1.5 miles of the A25, with easy access to local shops (including the very popular Kingfisher Farm Shop in Abinger Hammer), country pubs (short walk to the Abinger Hatch pub), cafes etc. in the heart of the Surrey Hills. There are numerous sought after schools, walks, bike rides & extensive bridleways within easy reach (direct access to Pasturewood & Friday Street) as well as Leith Hill, Dorking (circa 5 miles), Cranleigh & Guildford.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council Band G - £3,717.30 per annum (2023-24)

All Mains Services except oil rather than gas

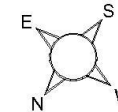
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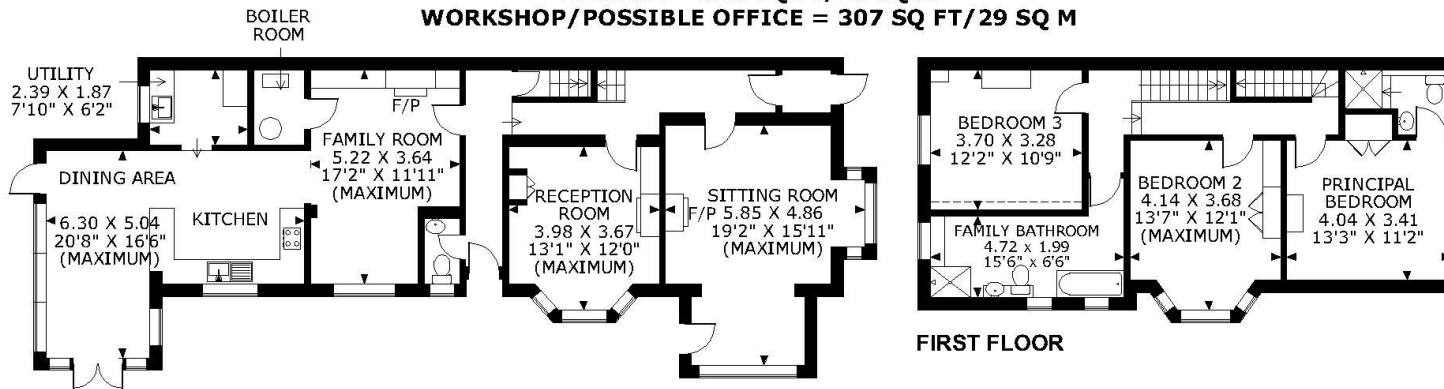
Please call 01483 205150 to arrange a viewing

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BASEMENT = 187 SQ FT/17 SQ M
GROUND FLOOR = 1150 SQ FT/107 SQ M
FIRST FLOOR = 736 SQ FT/68 SQ M
SECOND FLOOR = 350 SQ FT/33 SQ M
TOTAL = 2423 SQ FT/225 Sq M
GARAGE = 333 SQ FT/31 SQ M

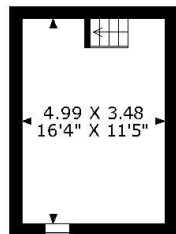


WORKSHOP/POSSIBLE OFFICE = 307 SQ FT/29 SQ M



GROUND FLOOR

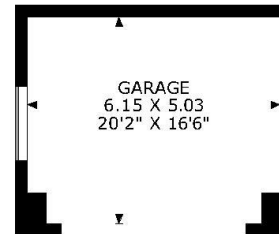
FIRST FLOOR



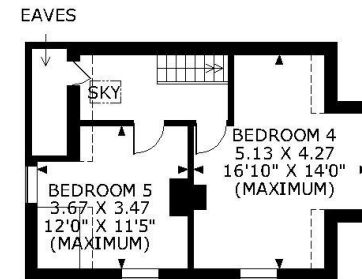
**BASEMENT
(FULL CEILING HEIGHT)**



NOT SHOWN IN ACTUAL LOCATION



NOT SHOWN IN ACTUAL LOCATION



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm