



Woodcot, Abinger Lane, Abinger Common

Surrey RH5 6JF

Price £1,050,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

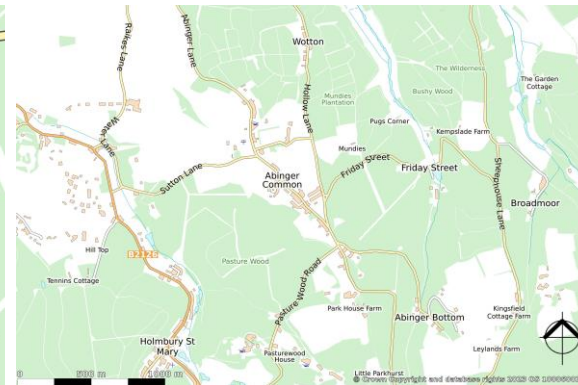
A very well presented 4 bedroom family home of immense character set in a great size, private garden with double garage & outbuilding in the heart of this sought after, rural village. Ground floor accommodation comprises an entrance porch leading into a spacious entrance hall, a sitting room with bay window, a feature open fireplace & double doors leading out to the garden, a separate dining room with bay window & log burner, a cottage style kitchen with Rayburn set into original brick surround, butler sink & space for table & chairs. An inner lobby then leads to a shower room, separate wc, storage cupboards & a door providing access to the garden. Very attractive ground floor flooring includes original tiled floors & floorboards. The staircase rises to a first floor landing & leads to a double bedroom with original feature fireplace & fitted wardrobe, & a well fitted family bathroom with claw footed bath with hand held shower, wc, basin & storage cupboard. Further steps lead up to 2 large double bedrooms, each with original feature fireplaces & fitted wardrobes, & a 4th single bedroom/study. Outside, the beautifully landscaped garden is a real feature of the property & totals just under 1/3 acre. There is a pathway leading up to the front door, then the majority of garden is to the side of the property (bordering Glebe Lane), this is mainly laid to lawn, with mature trees, shrubs, flower borders, seating areas, a rockery/pond etc. Vehicular access from Glebe Lane leads to an area of off-street parking & an attractive detached, double length garage with windows & door. There is also an outbuilding/possible studio & shed to the rear of the main house. Located in the heart of Abinger Common village, within a short walk of the local pub & providing easy access to the A25. Must be seen !

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Proceed along the A25 eastbound towards Dorking. Continue through Gomshall village, under the railway bridge & into Abinger Hammer village, turning right approx. ½ mile out of Abinger Hammer village at the crossroads into Raikes Lane, then left after 50 yards 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 Woodcot on your left, immediately before 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 (Abinger Hatch less than 1/2 mile), cafes etc. in the heart of the Surrey Hills. There are numerous sought after schools, walks, bike rides & extensive bridleways within easy reach 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		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Council Tax - Mole Valley - Band F £3382.82 per annum (2024-25)

All Mains Services except oil rather than gas

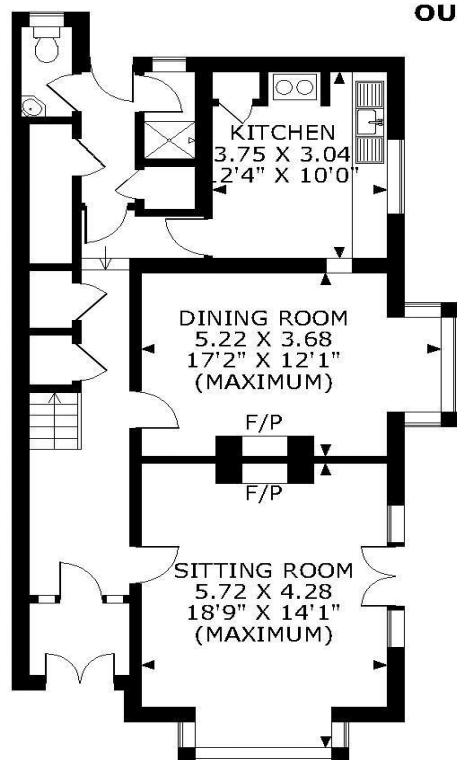
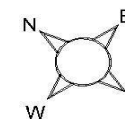
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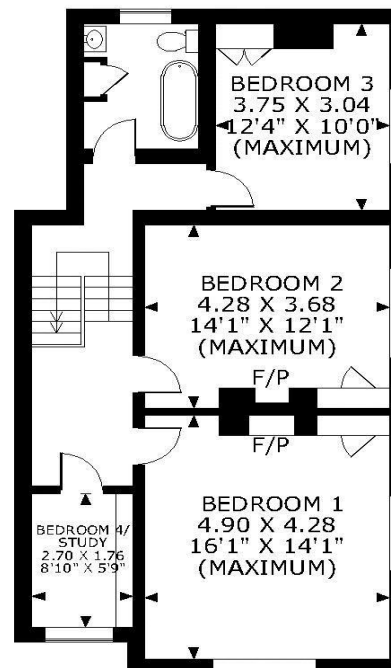
Please call 01483 205150 to arrange a viewing

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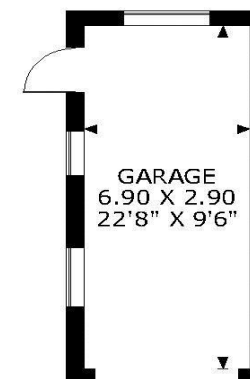
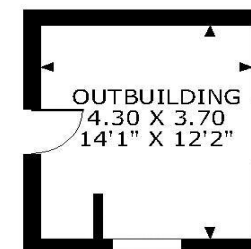
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 895 SQ FT/83 SQ M
FIRST FLOOR = 806 SQ FT/75 SQ M
TOTAL = 1701 SQ FT/158 SQ M
GARAGE = 215 SQ FT/20 SQ M
OUTBUILDING = 171 SQ FT/16 SQ M



GROUND FLOOR



FIRST FLOOR



**Not shown in
actual location**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm

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