



Acorns, Rad Lane, Abinger Hammer, Surrey RH5 6RA

Price £499,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

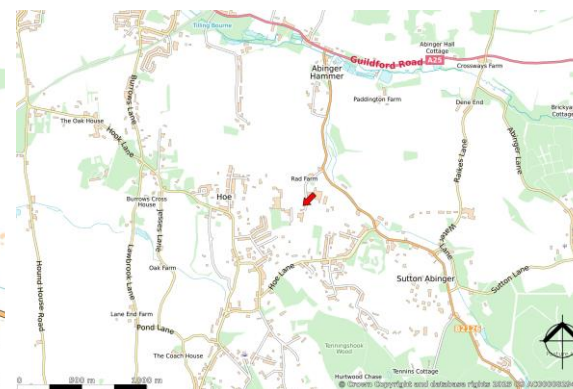
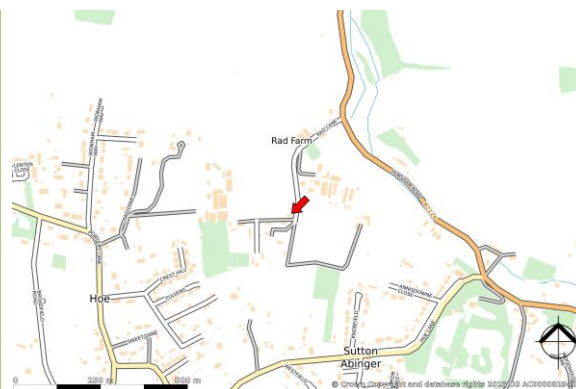
Cash buyers only. A 2 double bedroom, 2 bath detached mobile home requiring updating, set on a concrete base with off-street parking & gardens to all sides, with stunning views over fields, set in a peaceful location yet within 5 mins drive of the A25 & facilities. Accommodation comprises an entrance hall, double doors lead into a large dual aspect sitting room with feature fireplace open plan to a dining area. There is also a study, a kitchen with a good range of low level & wall mounted units, a fitted oven & sink, a separate utility room with space & plumbing for a washing machine & tumble dryer, the boiler, door to garden & a cupboard housing the hot water tank. The principal bedroom has fitted low level storage, a walk-in wardrobe & an ensuite shower room. There is a 2nd double bedroom, & a family bathroom with bath, wc & basin. The property was constructed in 1998, has part-beamed ceilings & has original fittings & floorings throughout. Outside, there is a gravelled area of off-street parking for 2-3 cars, a post & rail fence with gate provides access into a paved patio area which surrounds the property with a shed & a dilapidated summer house. The gardens are then mainly laid to lawn to 3 sides with areas of mature hedging & enjoying distant views over fields. Set along a rural track within circa 1 mile of Abinger Hammer village. Great scope (including a possibility of replacing the property with a standard construction dwelling, subject to the required planning permissions &/or some additional land subject to negotiations). No onward chain.

Directions :

From our office in Shere, proceed on Middle Street away from stream. Turn right at the T-junction, past the Doctors Surgery up to the A25. Turn right towards Dorking, continue through Gomshall village, under the railway bridge towards Abinger Hammer. As you come into the village, turn right onto the B2126 towards Holmbury St Mary. After approx half a mile, turn right into Rad Lane, continue past the Farm on your right, then bear right at the Home Farm sign, past the field & Acorns is the first property on the right.

Situation :

Located between Abinger Hammer and Peaslake in the heart of the Surrey Hills. Abinger Hammer boasts a very popular and well-stocked farm shop and a cricket club (with bar), as well as a local general store, while Peaslake has a general store/post office, a village pub/restaurant and a bike shop. The property is ideally situated for sought-after local schools, walks, bike rides, country pubs, restaurants and cafes, as well as access to Guildford, Dorking and Cranleigh. Effingham and Dorking mainline stations are a short drive away, with trains to both London Waterloo & Victoria.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Council Tax - Guildford Borough Council 01483 444864 - Band A £1,664.18 per annum (2025-26)

All mains services except oil rather than gas

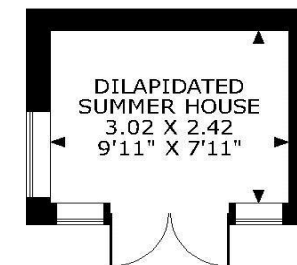
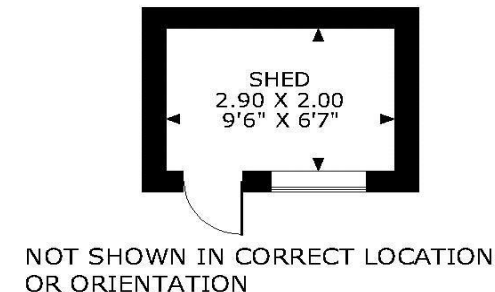
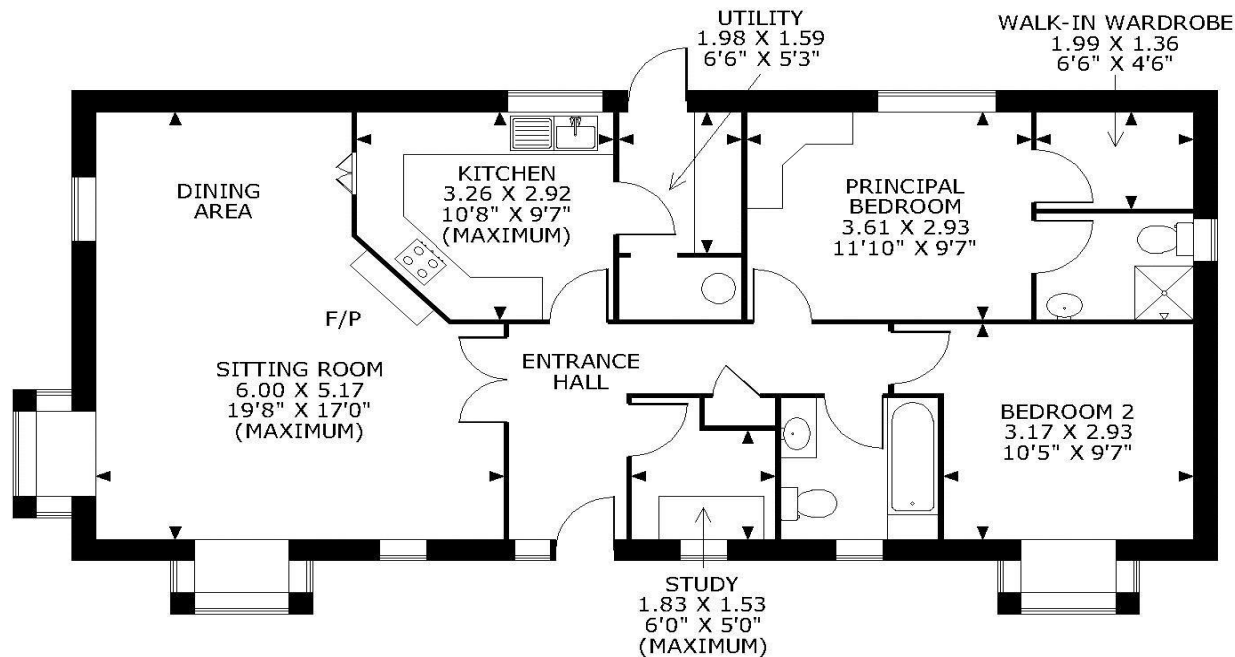
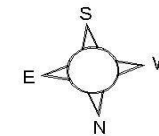
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

Acorns, Rad Lane, Abinger Hammer, Surrey RH5 6RA

APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 898 SQ FT/83 SQ M
DILAPIDATED SUMMER HOUSE = 79 SQ FT/7 SQ M
SHED = 62 SQ FT/6 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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