



**Woodside, Abinger Lane, Abinger Common**  
**Surrey RH5 6JF**  
**Price £1,495,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

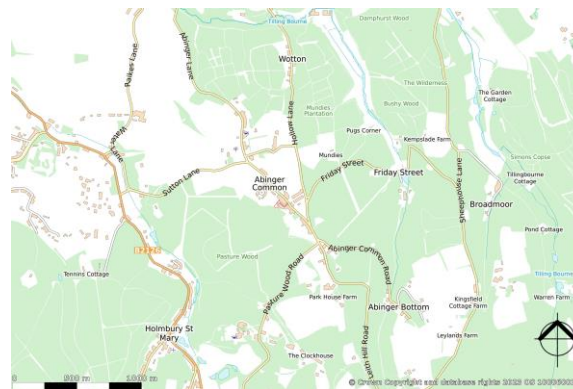
A recently completely refurbished, eco friendly & immaculately presented 3-4 double bed detached family home situated in a very quiet & rural location with direct access to woodland in the heart of Abinger Common village. Ground floor accommodation comprises an entrance hall, a 22ft drawing room with numerous solid oak beams, a feature log burner, windows overlooking & double doors leading out to patio & rear garden. There is a superb kitchen/breakfast room offering an extensive range of units including an island with breakfast bar with solid marble worktops, fully integrated appliances, ample space for a table & chairs & 2 sets of double doors leading out to the garden. There is a separate dual aspect family room/4th bedroom to the front, as well as a shower room & a utility room with low level units, wooden worktops, a butler sink, space for coats & boots & a door providing side access. A solid oak staircase with glazed panels leads upstairs (which is set slightly into the eaves) to a 22ft dual aspect principal bedroom with extensive wardrobes & an ensuite shower room, a 2nd double bedroom with fitted wardrobes, a 3rd double bedroom & a family bathroom with a bath & wall mounted shower. The property benefits from a very high specification to include a ground source heat pump (so there is no gas or oil), attractive shutters as well as limestone tiles & underfloor heating throughout. To the front of the property, a post & rail fence with hedging is bordered by gravelled parking to one side, & a more extensive area of off-street parking to the other side (suitable for 4 cars in total) which in turn leads to a 52 ft detached, wood clad garage/workshop (with sewage connection) with windows overlooking & double doors leading out to the rear garden (there may be potential to convert this area into a separate annexe). There is a good size paved patio to the rear of the property with steps leading down to the extensive lawned area, which widens further down to an area with a Summer House, children's play area & a gate leads out to the Wotton estate for dog walking etc. The private garden totals just under half an acre, & is enclosed by fencing & mature hedging. This very peaceful location is set within Abinger Common village, within circa 1/2 mile of the Abinger Hatch pub & village church, 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, turning right opposite Glebe Lane on your left onto a continuation of Abinger Lane. Follow the road round to the right & you will find Woodside at the end on your left.

## 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		110   A
81-91	B	68   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Mole Valley Council - Band F £3537.60 per annum (2025-26)**

**All Mains Services except Ground Source Heat Pump (no gas or oil)**

**Your Local Independent Estate Agent**

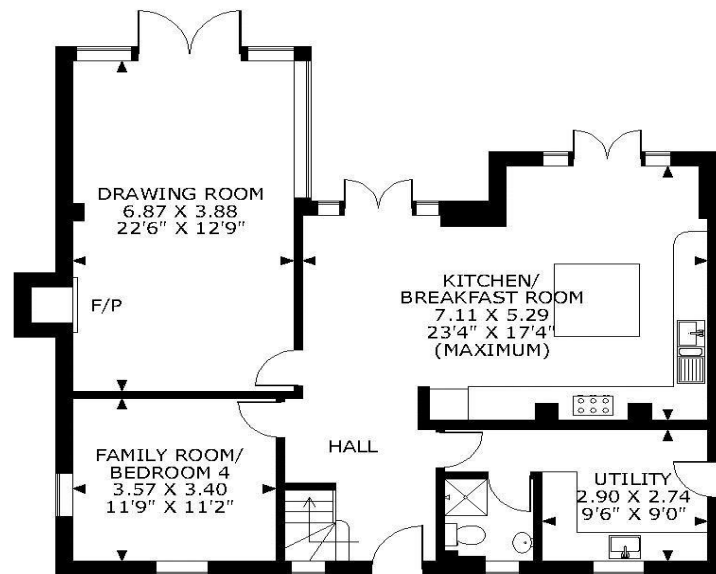
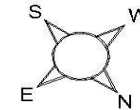




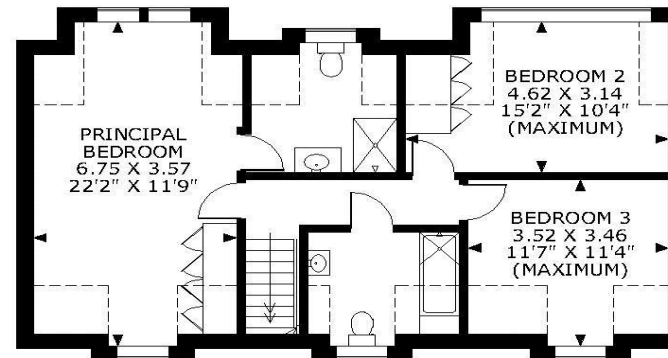
Please call 01483 205150 to arrange a viewing

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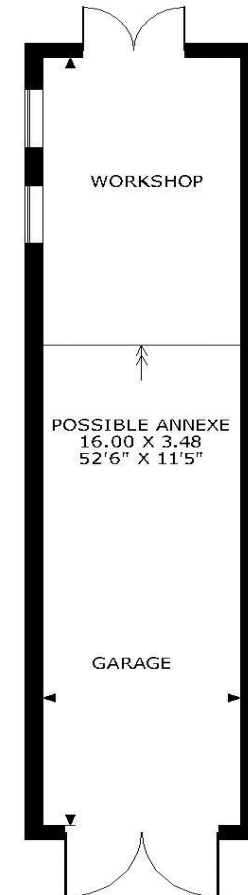
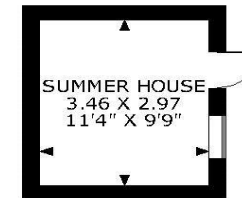
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1033 SQ FT/96 SQ M**  
**FIRST FLOOR = 600 SQ FT/56 SQ M**  
**TOTAL = 1633 SQ FT/152 SQ M**  
**WORKSHOP AND GARAGE = 599 SQ FT/56 SQ M**  
**TOTAL 2232 SQ FT / 208 SQ M**  
**SUMMER HOUSE = 111 SQ FT/10 SQ M**



**GROUND FLOOR**



**FIRST 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**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
 Tel: 01483 205150 – Registered No: 03516147

**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
 Saturday 09:30am – 5:00pm

[nicola@terracotta.co.uk](mailto:nicola@terracotta.co.uk)

[www.terracotta.co.uk](http://www.terracotta.co.uk)