



**1 Kingsland Cottages, Guildford Road,
Abinger Hammer, Surrey RH5 6SH
Price £865,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

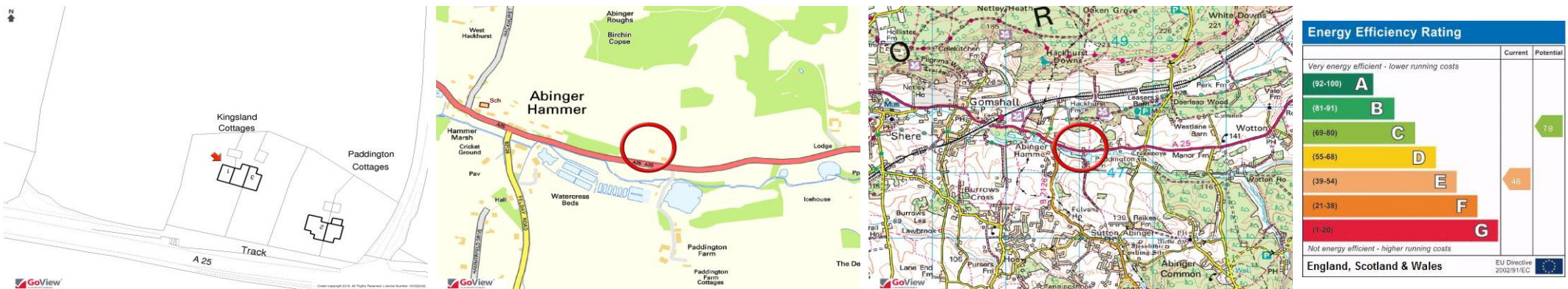
An immaculately presented & deceptively spacious 3 double bed Victorian family home with loft conversion (currently used as a 4th double bedroom) located within walking distance of Abinger Hammer village. Ground floor accommodation includes a good size sitting room with feature open fireplace & solid wood flooring, a family room with log burner, Karndean flooring & double doors to garden, a recently fitted kitchen with door to garden open plan to an extensive breakfast area (both with Karndean flooring) overlooking the front garden & a separate utility room/wc. The first floor offers a dual aspect double bedroom overlooking side & rear gardens & fields beyond with extensive fitted wardrobes & eaves storage cupboards, a 2nd double bedroom with fitted wardrobes & original fireplace overlooking front garden, a 3rd double bedroom with original fireplace overlooking rear garden & fields & a large family bathroom with bath & wall mounted shower. A further staircase rises to the second floor, which has a good size double bedroom, slightly into eaves with velux windows & views over fields to the rear. New carpets have recently been fitted on the 1st & 2nd floor. Outside boasts an detached double garage with room over (with limited head height - possible games room or office) which is fully insulated with power & light, further off-street parking & a superbly tended, good size garden to the front, side & rear, with views over fields. Set well back from & well screened from the road, within a short walk of Abinger Hammer village, within circa 5 miles of Dorking. 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 & Abinger Hammer village, then past the Kingfisher Farm shop on your right. Shortly after this (approx. 300 yards) you will see a bus stop on the left - pull into this (before Raikes Lane on your right). No. 1 Kingsland Cottages can be accessed at the end of the driveway/track leading back up from the bus stop. If approaching from Dorking, the track is on the right, parallel to the road, just before the Abinger Hammer village sign.

Situation :

Located within a short walk of the centre of this prime Surrey Hills village, with a local store, Farm shop, antiques shop & cricket club (with bar), the property is ideally situated for well thought of local schools, walks, bike rides, country pubs, restaurants & cafes as well as Guildford, Dorking & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15 mins drive away.



Council Tax : Mole Valley Council 01306 879293 - Band E - £2,862.38 per annum (2024-25)

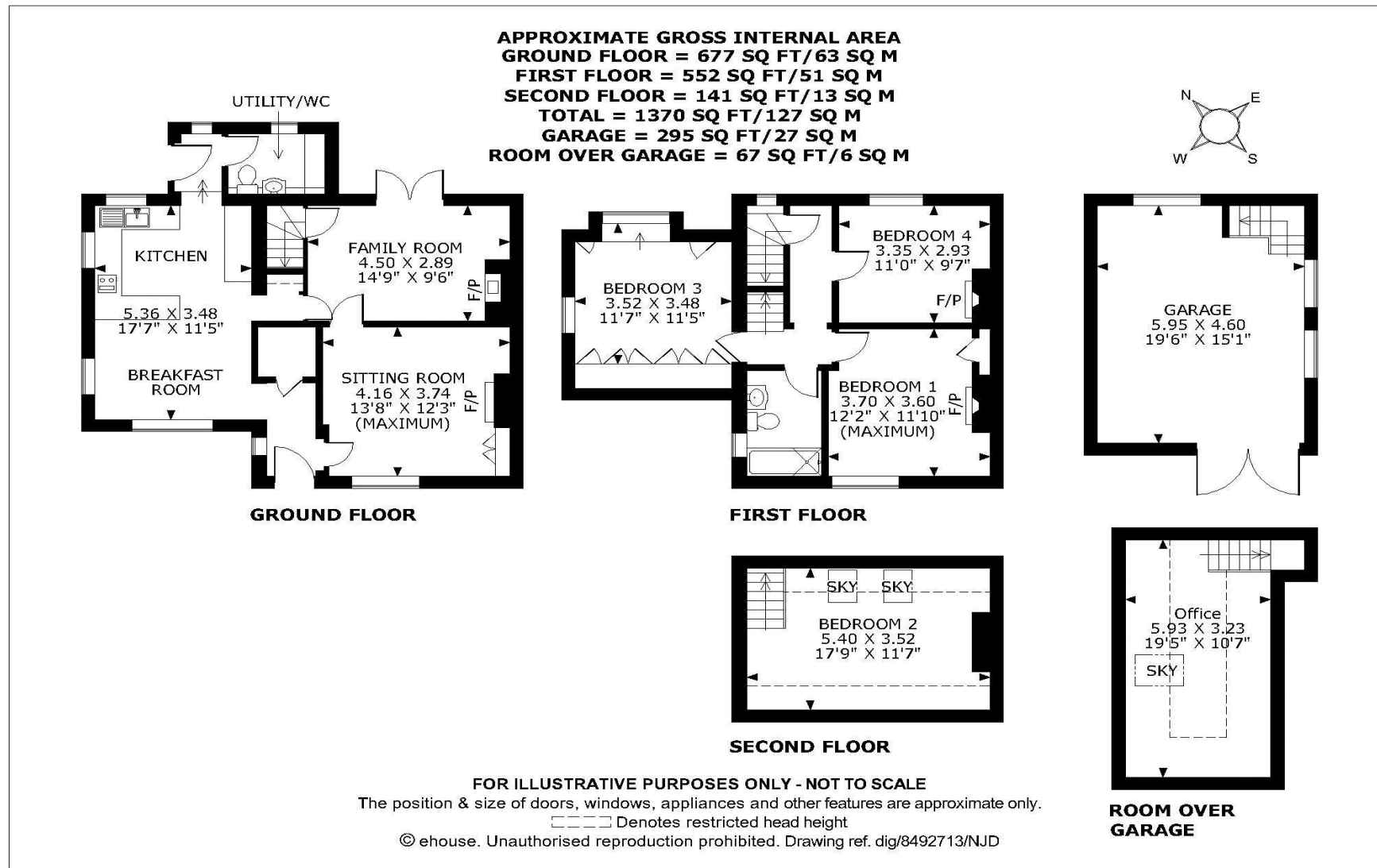
All Mains Services except oil instead of gas

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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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