



Abinger Road

Coldharbour

Guide Price £725,000

Property Features

- GRADE II LISTED COTTAGE
- THREE BEDROOMS
- TWO BATHROOMS
- METICULOUSLY MODERNISED THROUGHOUT
- SEPARATE STUDY
- CHARMING PERIOD FEATURES
- STUNNING VIEWS
- COLDHARBOUR VILLAGE LOCATION & CLOSE TO LEITH HILL
- SPACIOUS FAMILY BATHROOM
- ELEVATED, MATURE GARDEN



Full Description

A quaint and traditional grade II listed semi-detached cottage with stunning views, nestled in the heart of the Surrey Downs, in the sought-after village of Coldharbour. Offering cosy and versatile living, three bedrooms and impressive, elevated garden, this charming cottage offers a harmonious blend of period features and charming individuality. This wonderful cottage has been thoughtfully renovated and modernised by the current owner to a very high standard, embracing the history of the property whilst adding functional and modern comforts.

As you enter the property, you are welcomed into a hallway which leads to all of the downstairs accommodation. The recently updated kitchen has been fitted with a range of base and eye level units, floor to ceiling pantry cabinets, complemented by solid wooden worktops for a natural aesthetic. The large brick, exposed fireplace has been fitted with a traditional log burner creating a cosy feel with a central dining table making this room the real heart of the home. Wall to wall folding doors open out onto the patio, offering wonderful views of the garden. The rear facing study is a bright room thanks to the dual aspect and has been fitted with built-in storage, making this an ideal guest room if desired. Next is the living room which offers timber beams and an impressive brick fireplace which creates a real focal point and a nod to the property's history. There are provisions to add a log burner if desired. There is plenty of space for comfortable seating and leads to the first of three bedrooms as well as the stairs up to the first floor. The first bedroom is a well-proportioned single which has recently been fitted with bespoke wardrobes and vanity desk to maximise space. The second bedroom is another good size single and can be accessed off the main entrance hall. Finishing off the ground floor accommodation is a useful shower room, complete with white suite and contemporary tiling.

Stairs rise to the first floor which leads to the main bedroom as well as the family bathroom. The main bedroom impresses with charming beams, wall to wall, bespoke storage and plenty of space for additional furniture. The large family bathroom has been fitted with a white three-piece bathroom suite including a traditional roll top bath and hand-held shower.

Outside

The external space of this property is equally impressive. To the front of the property is parking for multiple cars. The enclosed garden enjoys an elevated position, which offers breath taking, panoramic views across miles of unspoilt countryside. The garden is mostly laid to lawn and features mature trees, beautiful borders, and climbing flowers, providing a serene and secluded atmosphere. The garden is reported to be the highest in the South-East of England. A private courtyard patio area can be accessed from the downstairs kitchen and dining room, providing the ideal spot for a morning coffee.

Please note this property benefits from new plumbing, column radiators, a new boiler and has been re-wired throughout.

Council Tax Band and Utilities

The property is Council Tax Band F. The property is connected to mains water, drainage and electricity. An oil tank heats the water and radiators within the property. The broadband is a FTTC connection.

Location

Woodsmoke Cottage is surrounded by some of Surrey's finest, unspoilt countryside set within the Surrey Hills, close to Leith Hill. Coldharbour village is close by, providing a shop and village pub and church. Coldharbour village is the highest community in the South-East and offers spectacular views below. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around is highly regarded for its outstanding countryside, including Denbies, The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Abinger Road, RH5

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft

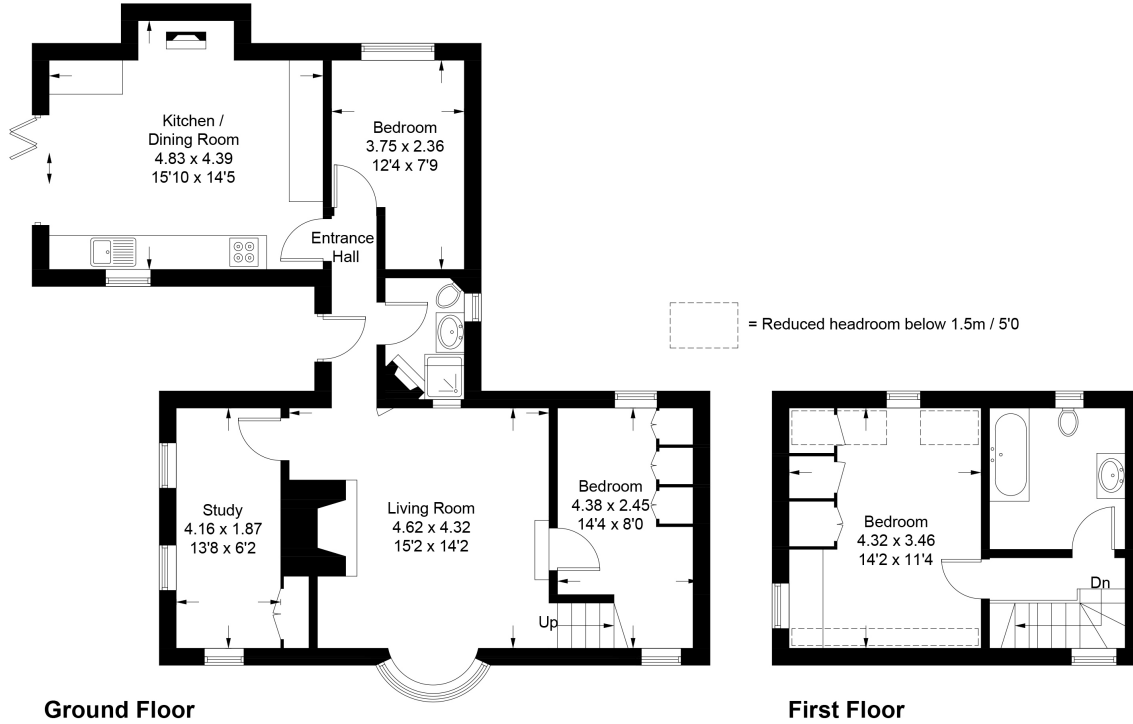


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103765)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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