



**Woodruff, 1 Tyle Cottages, Guildford Road,  
Abinger Hammer, Surrey RH5 6RY  
Price £825,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

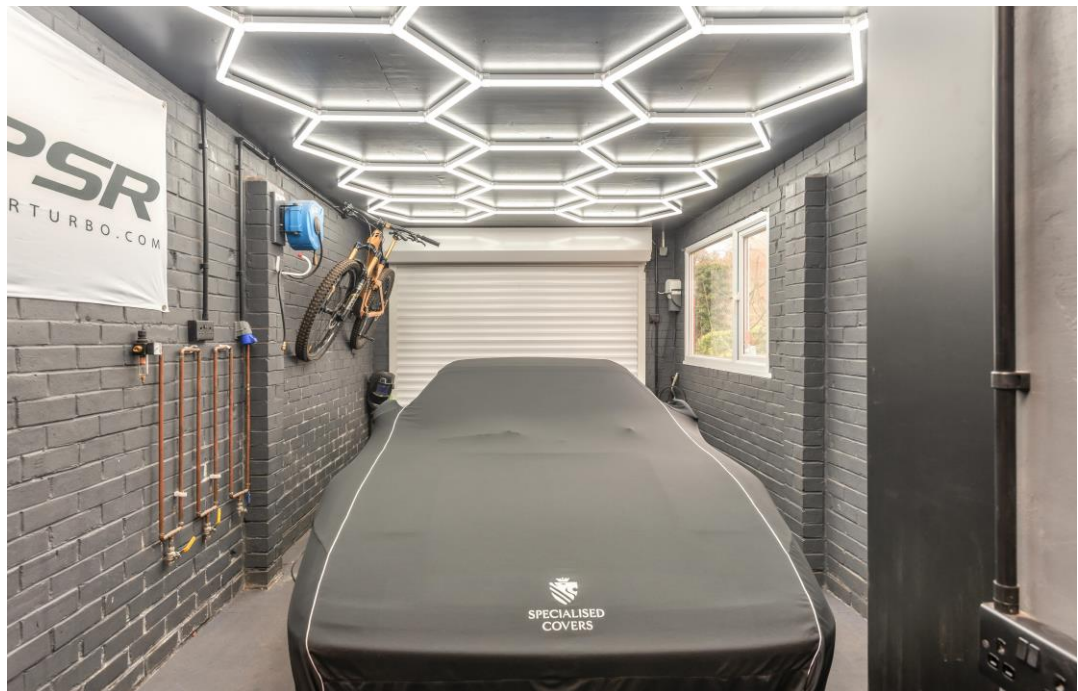


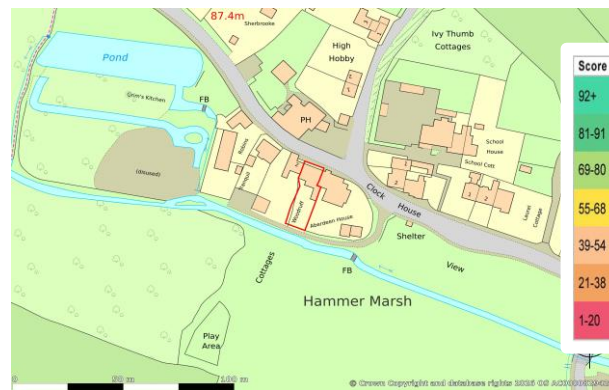
## PROPERTY DESCRIPTION

An extended & recently refurbished 4 bedroom family home situated in the heart of Abinger Hammer with a garage & views of the village green & countryside to the rear. Ground floor accommodation comprises a covered porch, a good size sitting room dating back to 1640 with an original inglenook fireplace with fitted wood burner & copper hood, a beamed ceiling, an extensive range of fitted storage including display shelving & a storage cupboard. A door leads through to a spacious, dual aspect family room which includes a utility area with sink, a cupboard housing the washing machine & tumble dryer & a cloaks cupboard, with both double doors & a stable door leading out to the garden. A further door leads out to the integrated garage, which benefits from storage cupboards, a window & up & over door (please note that the lighting will be removed). The family room also provides access to a refitted kitchen with breakfast bar (incorporating wine rack), a range of fitted units to include an integrated dishwasher, integrated fridge/freezer & larder all complemented by marble worktops, a Range cooker, a butler sink with hot tap & a stunning picture window overlooking the patio & rear garden. This is open plan to the spacious dining room with beams & a continuation of the attractive stone flooring, with a wc & basin set behind the hidden door under the stairs.

Upstairs offers a spacious principal bedroom with an extensive range of fitted wardrobes & a newly fitted ensuite shower room with shower cubicle, wc, basin & a linen cupboard/further storage into the eaves. The 2nd bedroom is also a good size double, with a limited head height wardrobe/storage cupboard. There is a 3rd double bedroom, & a 4th large single bedroom/study both with exposed beams & a family bathroom with bath, wall mounted shower & shower screen, a wc & basin set into vanity unit. The property offers a great combination of modern living with a bespoke high-end interior finish & joinery providing great storage & mainly double glazed windows, yet still with many character features to include beams, & wooden doors.

The rear of the property is accessed via a driveway located between the bus stop by the village green & the house to the left of Woodruff. There is a driveway to the rear & side of the garden providing off-street parking for 3 cars & leading to the garage. The rest of the garden is mainly laid to lawn, with a large paved patio to the rear of the property, a shed & outside tap (including a hot tap for washing down dogs). This area enjoys lovely views over the stream (no flooding issues) & village green beyond. Located in the heart of the Surrey Hills, with an abundance of walks etc. right on your doorstep. Must be seen !





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## SITUATION

The property is located in the heart of Abinger Hammer. The village boasts a very popular and well-stocked farm shop with a florist, a sports club with tennis courts and picturesque cricket pitch (with a bar), as well as a local general store/tea shop.

It's a circa 10 minute walk to Gomshall village and train station. Gomshall has several amenities, including local shops including a general store, 2 pubs, a petrol station and a yoga/well-being hub with cafe. The property is ideally situated for sought-after local schools, country walks, bike rides, country pubs, restaurants and cafes, & provides easy access to Dorking (6 miles) & Guildford (8 miles). Effingham and Dorking mainline stations are both a circa 15 min drive away, with trains to London Waterloo & Victoria.

## DIRECTIONS

From our office 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. Turn right in the Dorking direction, continue straight through Gomshall, under the railway bridge, & then as you come into Abinger Hammer village, you will find Woodruff on your right (opposite the Abinger Cookery School car park & just before the B2126 towards Holmbury St Mary).







**Terra Cotta (Estate Agents) Ltd**

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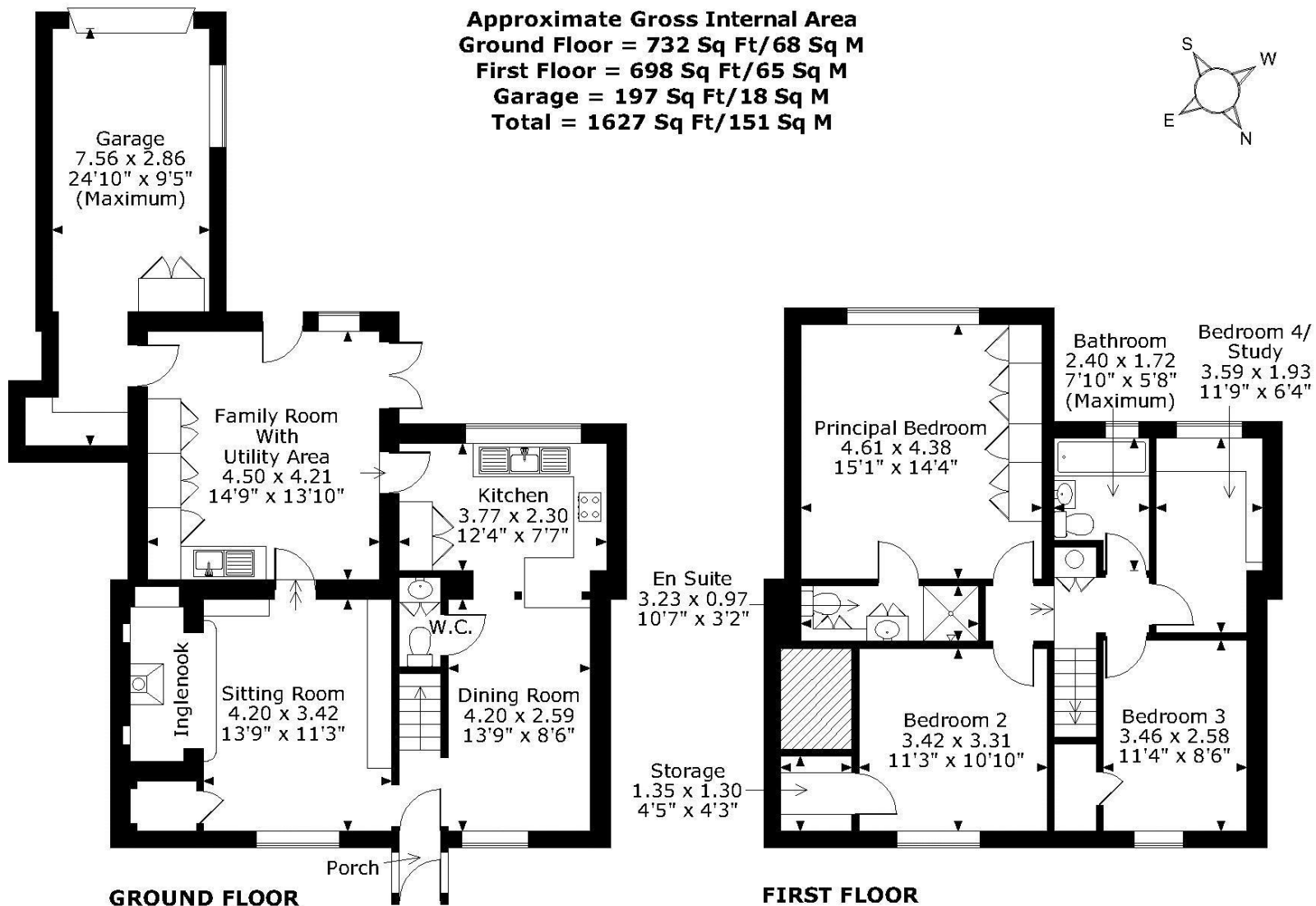
**Opening Hours**

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

**Council Tax - Mole Valley District Council –  
Band E £3,197.51 per annum (2026-27)**

**All Mains Services**

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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