



**Merrybrook, Horsham Road,  
Abinger Hammer, Surrey RH5 6RD  
Price £1,650,000 Freehold**

**TERRA COTTA**

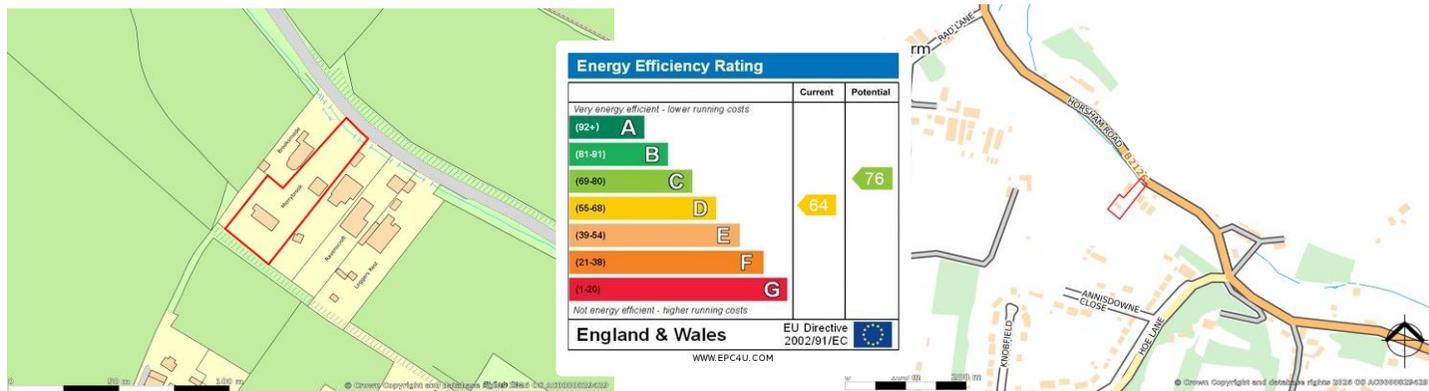
Independent Estate Agents

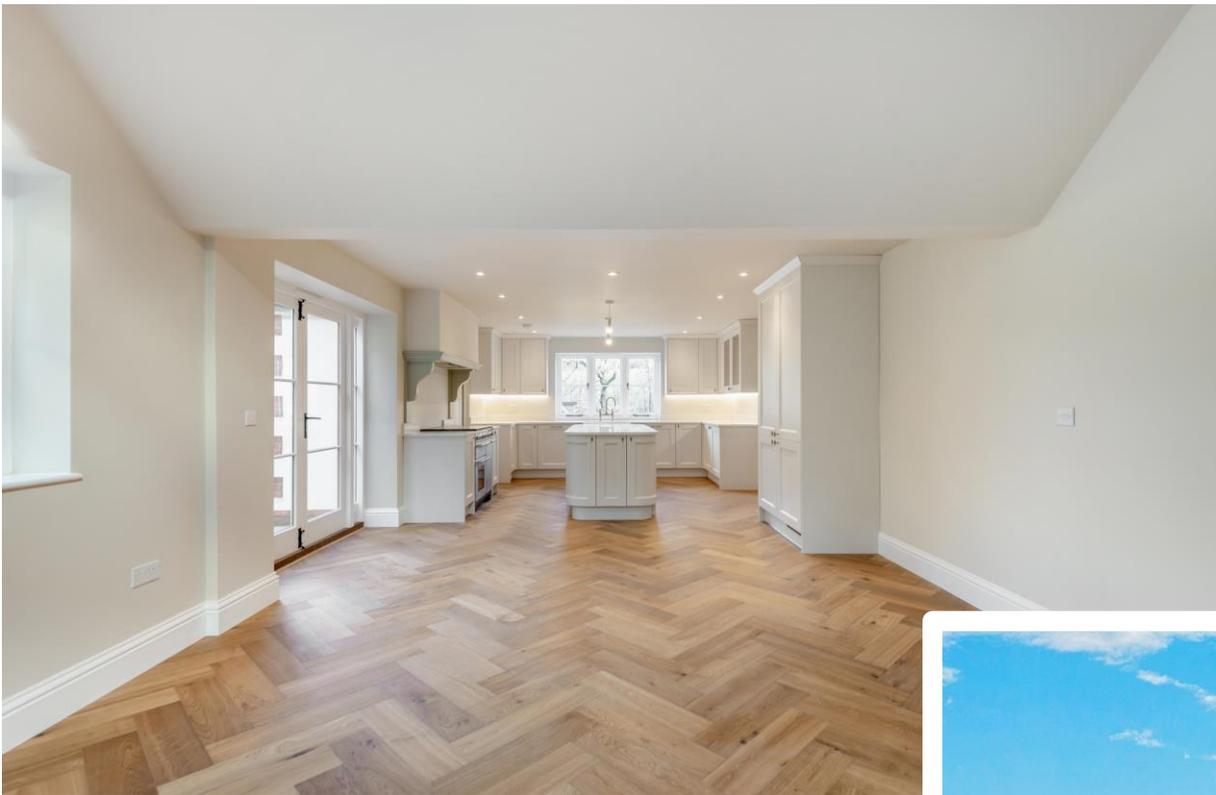


## PROPERTY DESCRIPTION

A spacious & superbly presented 4 double bed, 3 bath detached family home, refurbished to an exceptionally high specification, set in circa 0.4 acres with a detached double garage & views within 1 mile of Abinger Hammer village & the A25. Ground floor accommodation comprises a spacious entrance hall, a 32ft bespoke kitchen comprising a superb range of low level & wall mounted units to include a central island complemented by solid granite worktops, a 3 oven range cooker, induction hob & integrated appliances with a sliding door leading to a utility/plant room & double doors leading out to the patio & garden. The dual aspect sitting room has double doors providing access to the garden & further double doors leading through to the study. There is also a 4th double bedroom with double doors to garden & an adjacent shower room with wc next to that. The 1st floor offers 3 double bedrooms, the principal bedroom boasting an ensuite shower room, plus there is a family bathroom with freestanding bath & separate shower cubicle. All bathrooms are fitted with Laufen/Duravit sanitaryware, with Coalbrook taps & Fired Earth tiles. The property benefits from a beautiful herringbone design engineered wood flooring throughout most of the ground floor with (wet) underfloor heating & (electric) underfloor heating in the upstairs bathrooms, as well as hand made wooden doors & windows with double glazed panels, category 6 wiring. Outside a 5 bar gate provides access to a driveway leading to a detached double garage with electric door, power & light, with a large parking area to the front of the property. The garden is then mainly laid to lawn with mature trees, shrubs & flower borders, with a small stream & post & rail fencing adjacent to the road & distant views across adjoining & neighbouring fields. Offered for sale with no onward chain !







## SITUATION

Located in a rural setting within 1 mile of Abinger Hammer village, in the heart of the Surrey Hills. Abinger Hammer boasts a very popular and well-stocked farm shop and a cricket/tennis club (with bar), as well as a local general store/tea 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 London Waterloo.

## 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 then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue along this road for circa 1 mile, where you will find Merrybrook on your right, (the 2nd house amongst a small cluster) just before Hoe Lane.







**Terra Cotta (Estate Agents) Ltd**

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

**Opening Hours**

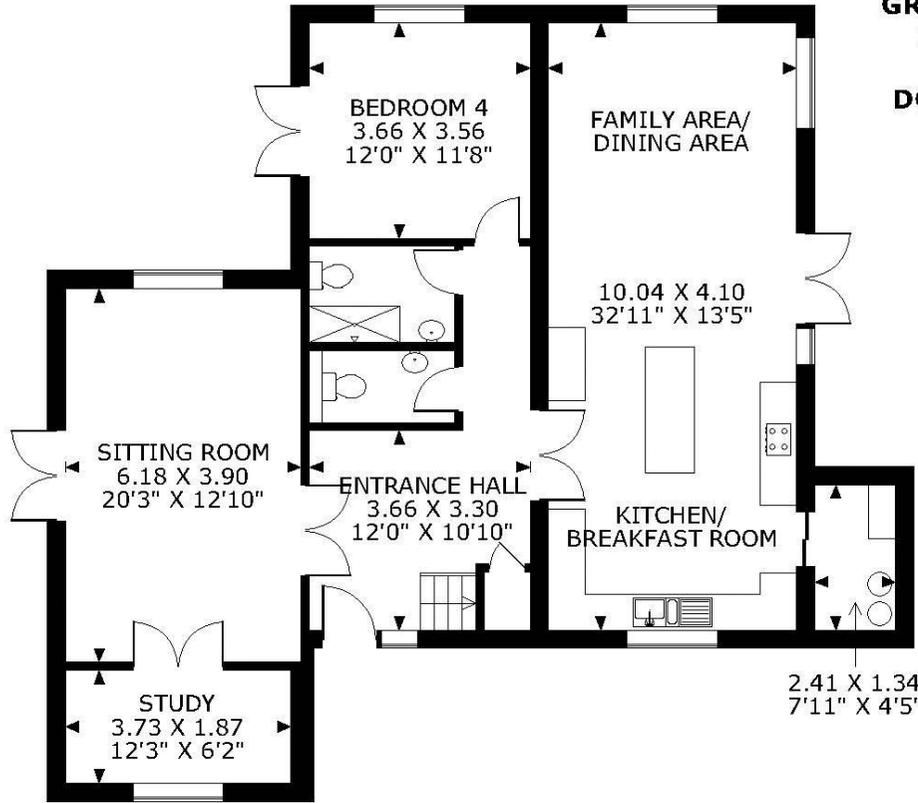
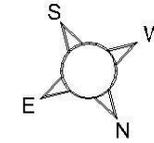
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band to be determined**

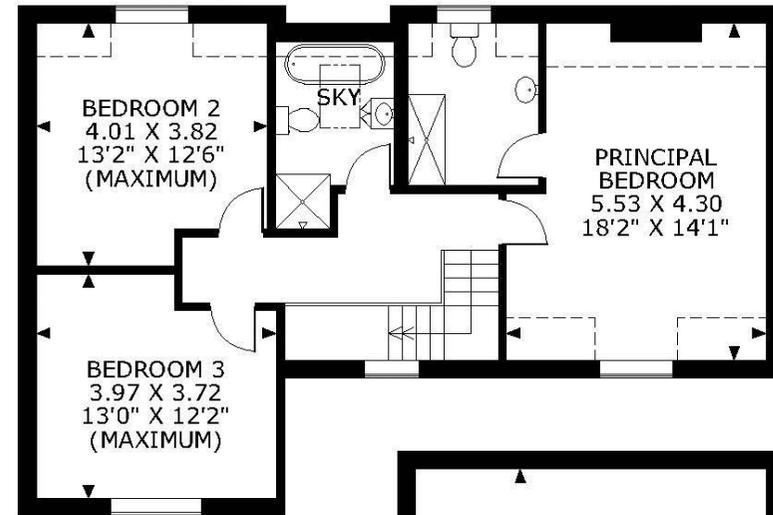
**All mains services except an LPG tank  
(fenced, at the front of the garden) rather than mains gas**

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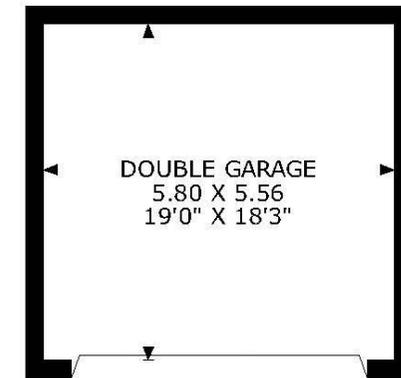
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1261 SQ FT/117 SQ M**  
**FIRST FLOOR = 709 SQ FT/66 SQ M**  
**TOTAL = 1970 SQ FT/183 SQ M**  
**DOUBLE GARAGE = 347 SQ FT/32 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**



**NOT SHOWN IN ACTUAL LOCATION**

**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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