



# ABINGER COMMON, DORKING

A NEWLY REFURBISHED 4-BEDROOM PERIOD FARMHOUSE SET IN A PRIVATE RURAL POSITION. OFFERING MODERN OPEN-PLAN KITCHEN/DINING, SPACIOUS ROOMS, 2 WOODBURNERS, A LARGE SOUTH-FACING GARDEN AND DOUBLE GARAGE. ALL WITHIN THE STUNNING SURREY HILLS.

# PROPERTY FEATURES

## HOUSE

### A PEACEFUL SURREY HILLS ESCAPE

TUCKED AWAY AT THE VERY END OF A QUIET NO-THROUGH LANE, LEMONS FARMHOUSE OFFERS A RARE OPPORTUNITY TO LIVE A TRULY RURAL SURREY HILLS LIFESTYLE. SET ON THE SIDE OF LEITH HILL, WITH FOOTPATHS, WOODLAND AND OPEN COUNTRYSIDE JUST MOMENTS FROM YOUR FRONT DOOR, THIS BEAUTIFULLY REFURBISHED FARMHOUSE IS A PLACE TO SLOW DOWN, BREATHE, AND ENJOY THE CHARM OF COUNTRY LIVING.

THE HOUSE HAS BEEN THOUGHTFULLY UPDATED WHILE RETAINING ITS CLASSIC FARMHOUSE CHARACTER. THE NEW OPEN-PLAN KITCHEN/DINING ROOM CREATES A WARM HUB FOR FAMILY LIFE, WHILE THE WOODBURNER IN THE SITTING ROOM PROVIDES THE PERFECT BACKDROP FOR RELAXED EVENINGS. WITH TWO RECEPTION ROOMS, A UTILITY ROOM AND A WALK-IN PANTRY, THE LAYOUT OFFERS BOTH PRACTICALITY AND CHARM.

UPSTAIRS, FOUR DOUBLE BEDROOMS GIVE EVERYONE ROOM TO UNWIND. THE MASTER BEDROOM HAS A NEW ENSUITE, WHILE THE FAMILY BATHROOM SERVES THE REMAINING THREE BEDROOMS.

OUTSIDE, THE SOUTH-FACING GARDEN, JUST UNDER HALF AN ACRE, IS PERFECT FOR OUTDOOR DINING, CHILDREN'S PLAY, OR SIMPLY SOAKING UP THE PEACE AND QUIET. MATURE HEDGING AND APPLE TREES FRAME THE SPACE BEAUTIFULLY. TO THE FRONT, THERE'S PLENTIFUL PARKING AND A DETACHED DOUBLE GARAGE.

PLEASE NOTE: SOME PHOTOS HAVE BEEN VIRTUALLY STAGED WITH FURNITURE.

**THE ESTATE IS LOOKING FOR A LONG-TERM TENANT WHO WILL APPRECIATE THE SETTING, ENJOY THE COUNTRYSIDE LIFESTYLE, AND MAKE THIS FARMHOUSE THEIR HOME.**

## THE AREA

SET WITHIN THE TRADITIONALLY RUN WOTTON ESTATE, THE HOME SITS IN THE SMALL AND FRIENDLY VILLAGE OF ABINGER BOTTOM - KNOWN FOR ITS UNSPOILT SCENERY, PEACEFUL LANES AND MUCH-LOVED LOCAL PUB, THE ABINGER HATCH. WHETHER IT'S WEEKEND WALKS, COSY EVENINGS BY THE FIRE, OR SUMMER AFTERNOONS IN THE GARDEN, THIS IS A HOME DESIGNED FOR THOSE WHO LOVE SPACE, NATURE AND TRANQUILLITY. IT'S ALSO THE PERFECT PLACE FOR CHILDREN TO GROW UP, WITH GENEROUS ROOMS, A LARGE GARDEN, AND ENDLESS COUNTRYSIDE ADVENTURES RIGHT ON THE DOORSTEP.



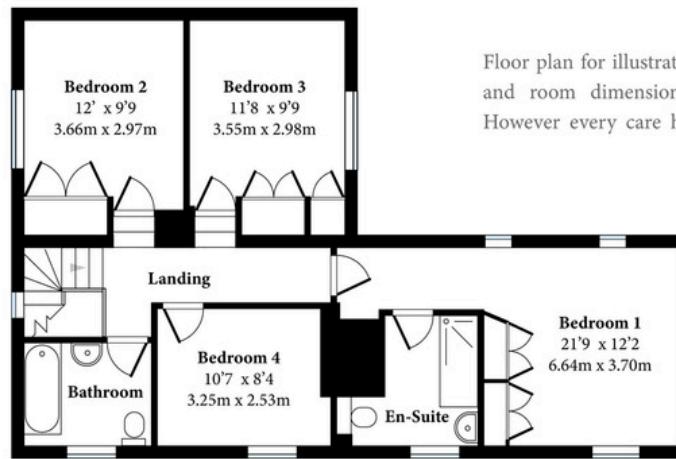


# Lemons Farmhouse, Abinger Common

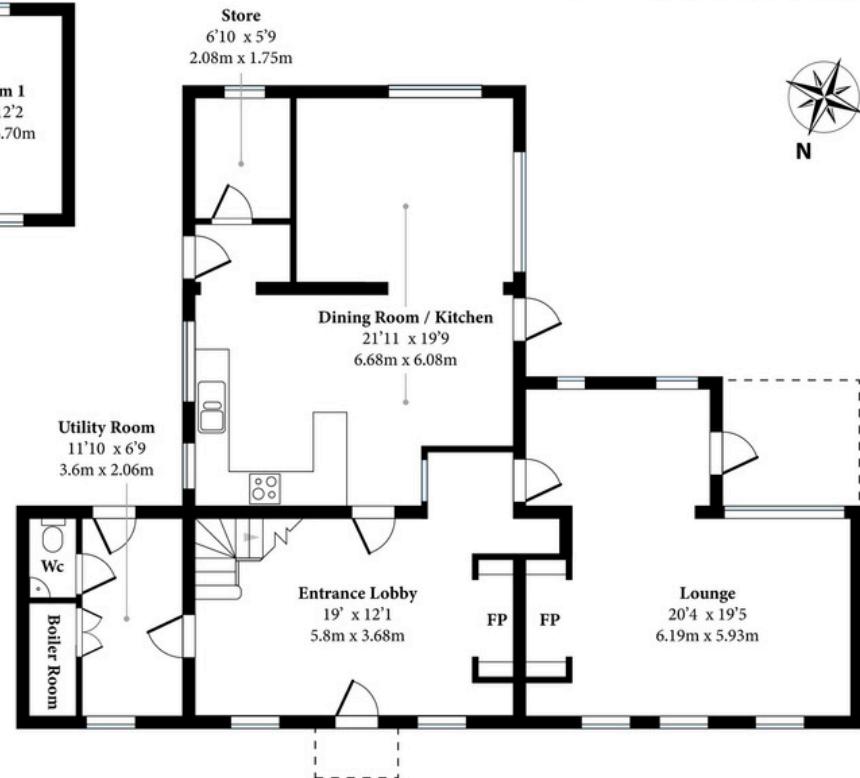


## PROPERTY INFORMATION

- EPC:** BAND E
- COUNCIL TAX:** MOLE VALLEY, BAND F (£3,337.06 PER ANNUM)
- DEPOSIT:** 5 WEEKS' RENT (£4,557.69)
- HOLDING DEPOSIT:** 1 WEEK'S RENT (£911.53)
- MINIMUM TENANCY:** 12 MONTHS TBD
- UTILITIES:** RENT EXCLUDES ALL UTILITIES
- CONNECTIVITY:** GOOD 4G COVERAGE; FIBRE-OPTIC BROADBAND AVAILABLE UP TO 1800 MBPS

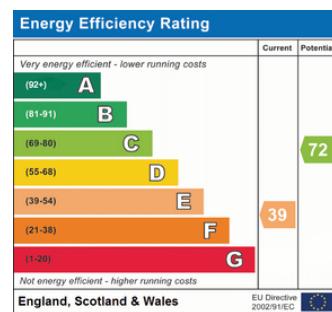


Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However every care has been taken to provide



Approximate Gross Internal Area  
Ground Floor = 1232 sq ft / 114.5 sq m  
First Floor = 784 sq ft / 72.9 sq m  
Total = 2016 sq ft / 187.4 sq m  
(excluding garage)

**REBECCA**  
**BATCHELOR**



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA ON **07464 043045**