



**Redcot, Abinger Lane,
Abinger Common, Surrey RH5 6JF
Price £1,150,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

An extended & extremely well presented 4 double bed detached family home situated in this most sought after village in the heart of the Surrey Hills, in an area of outstanding natural beauty.

Ground floor accommodation comprises an entrance lobby with cloaks cupboard, the hallway then leads through to a large dual aspect sitting room with feature corner log burner with a sliding door leading through to a study. There is also a family room & utility room accessed from the hall, the latter with sink & door providing access to the side passage & rear garden. A couple of steps lead down to a wc, door to rear garden & a large, triple aspect kitchen/breakfast room with an extensive range of units complimented by Quartz worktops to include an island with breakfast bar & double doors leading out to the patio & rear garden.

The first floor offers a large dual aspect double bedroom with ensuite wet room style shower room & a dressing area, 2 further double bedrooms (one with fitted wardrobes) & a refitted family bathroom with bath & separate shower cubicle. Further steps then lead up to the 2nd floor, which offers a 4th double bedroom set slightly into the eaves with a skylight & eaves storage.

Outside, the front garden is mainly laid to lawn with mature hedging & a monkey puzzle tree to the front boundary with a pathway leading to the front door. There is a large entertaining patio area to the rear of the property, the rest of the good sized garden is mainly laid to lawn, with mature trees & shrubs, a path to one side provides gated access to an area of off-street parking for 2 cars & a detached timber garage (with a pedestrian door leading directly to the garden). Situated in a quiet road, within walking distance of the village pub & church & within a short drive of the A25, providing easy access to Dorking, Guildford. Must be seen !





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



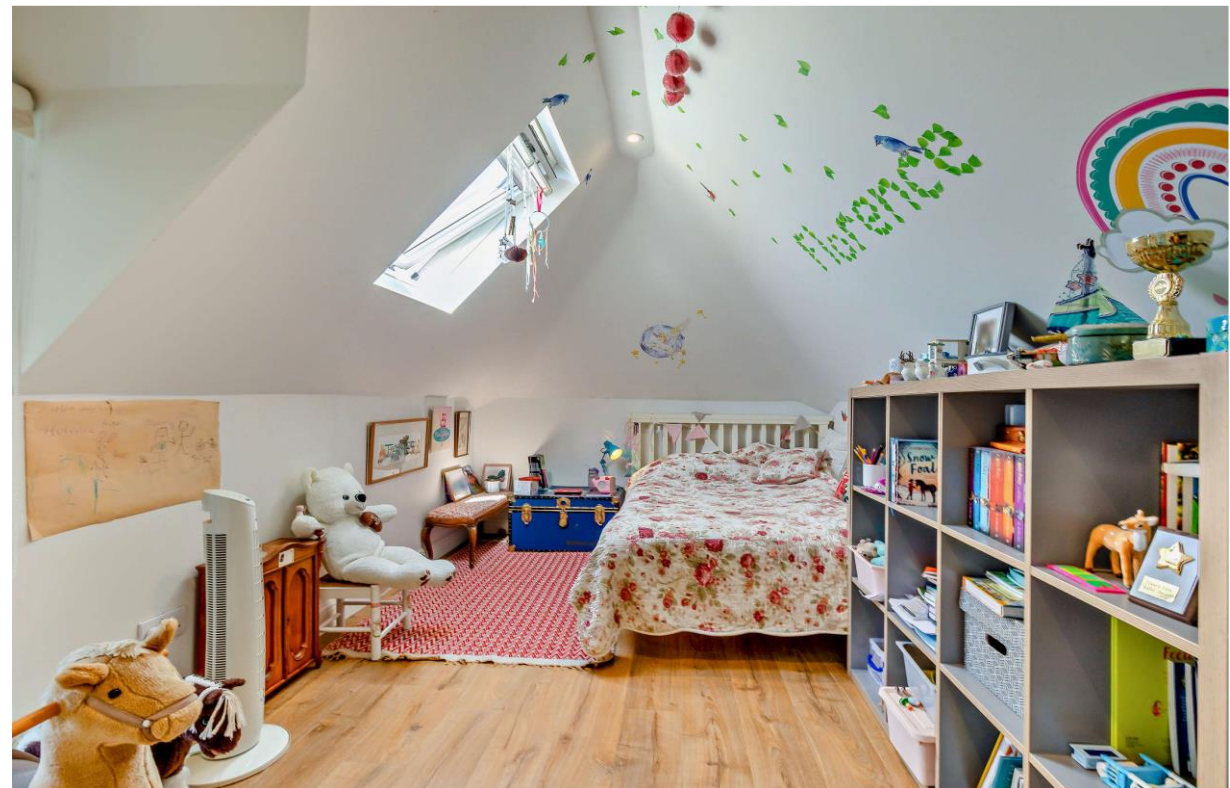


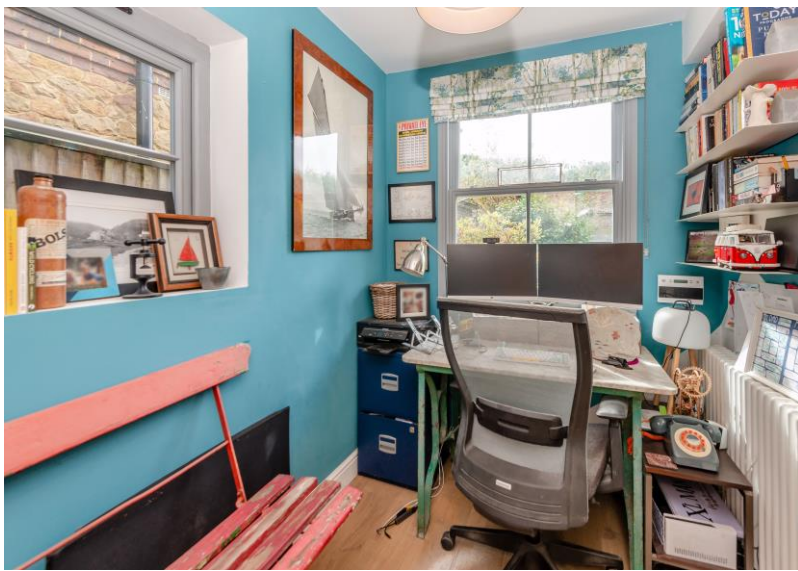
DIRECTIONS

From our office in Shere, proceed away from the stream and then turn right onto Gomshall Lane. At the end of Gomshall Lane, turn right onto the A25 towards Dorking. Continue through Abinger Hammer. After approx. ½ mile turn right at the crossroads into Raikes Lane, then left into Abinger Lane towards Abinger Common. Follow the road up into the village, continue past the Abinger Hatch pub on your left, & Evelyn Cottages on your right, where you will find Redcot on your right, just before Glebe Lane on your left. The parking for the property is accessed via the track just after the property on your right, follow that down, then round to the right where you will find the parking on your right.

SITUATION

Situated in a very peaceful location within circa 1.5 miles of the A25, with easy access to local shops (including the very popular Kingfisher Farm Shop in Abinger Hammer), country pubs (short walk to the Abinger Hatch pub), cafes etc. in the heart of the Surrey Hills. There are numerous sought after schools, walks, bike rides & extensive bridleways within easy reach (direct access to Pasturewood & Friday Street) as well as Leith Hill, Dorking (circa 5 miles), Cranleigh & Guildford.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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Opening Hours

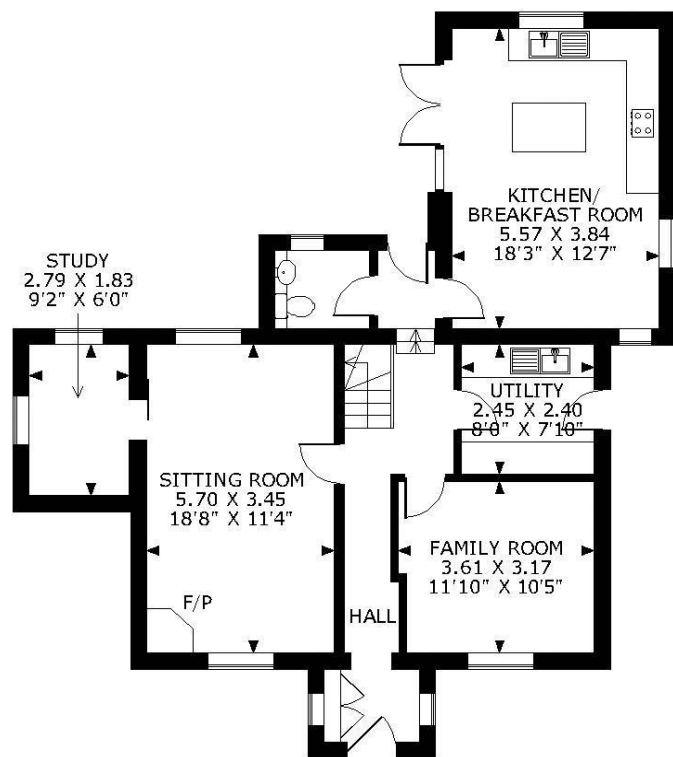
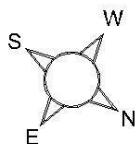
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax : Mole Valley Borough Council 01306 885001 –
Band G £4,276.37 per annum (2026-27)**

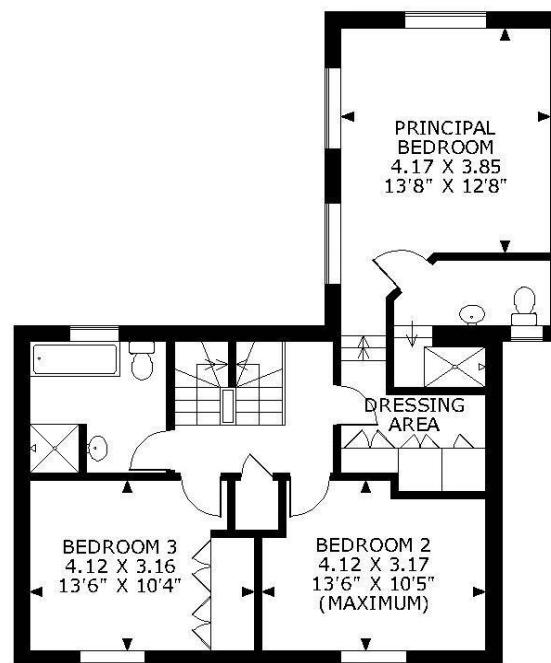
All Mains Services except oil rather than gas

Redcot, Abinger Lane, Abinger Common, Surrey RH5 6JF

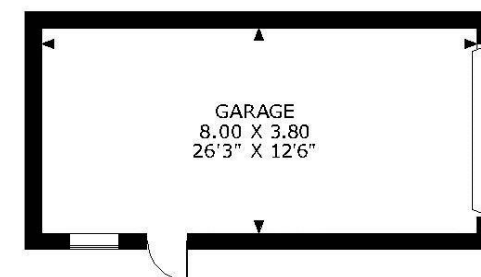
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 904 Sq Ft/84 Sq M
FIRST FLOOR = 754 SQ FT/70 SQ M
SECOND FLOOR = 114 SQ FT/11 SQ M
TOTAL = 1772 SQ FT/165 SQ M
GARAGE = 327 SQ FT/30 SQ M



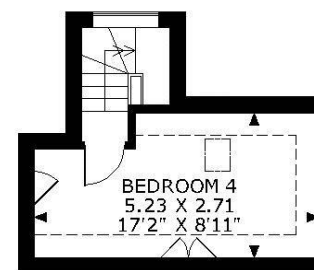
GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION



SECOND FLOOR

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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