



**2 Old Hatch Barns, Dorking Road,  
Abinger Hammer, Surrey RH5 6SB  
Price £5,950 pcm Fully Furnished**

**TERRA COTTA**  
Independent Estate Agents

## PROPERTY DESCRIPTION

A stunningly presented 4 double bed, 5 bathroom bespoke detached barn with exposed beams & stone walls, completely restored only a few years ago, set in circa 1 acre of gardens with views with direct access to lovely walks (N.B. the garden & gym are shared with the neighbouring barn, the owners have confirmed that they are happy to divide the garden, split to be decided). Spacious accommodation includes a magnificent entrance hall open plan to the hand crafted kitchen with island & breakfast bar & an extensive dining area, a separate utility room & wet room provides access to the courtyard & gym. There are also 2 double bedrooms with ensuite shower rooms, a 3rd double bedroom & family shower room downstairs. The 1st floor has a large mezzanine overlooking the ground floor & comprises a reception area & study. Double doors lead to the sitting room, with further double doors providing access to a private courtyard garden. The mezzanine also leads to a 450 ft master bedroom suite with pitched ceiling & an ensuite bathroom with freestanding bath & a separate shower cubicle. The property benefits from air source heat pumps, underfloor heating etc. Outside the property (& barn opposite) are accessed via electric double gates, the courtyard provides off-street parking for several cars. Steps lead up to a lawned garden (also accessed from the private rear courtyard garden), enjoying views from the far side over the barns & beyond. Situated within 1/2 mile of Abinger Hammer village, 1 mile of Gomshall & 2 miles of Shere village. Must be seen to be appreciated !

## DIRECTIONS

From our office in Shere, proceed on Middle Street away from stream. Turn right at the T-junction, past the Doctors Surgery up to the A25. Turn right towards Dorking, continue through Gomshall village, under the railway bridge towards Abinger Hammer, where you will find a pair of barns on your left, just after the Tillingbourne Trout Farm on your right.

**COUNCIL TAX** – Band H - £5,191.56 per annum (2026-7)

### WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent



GARDEN & VIEW



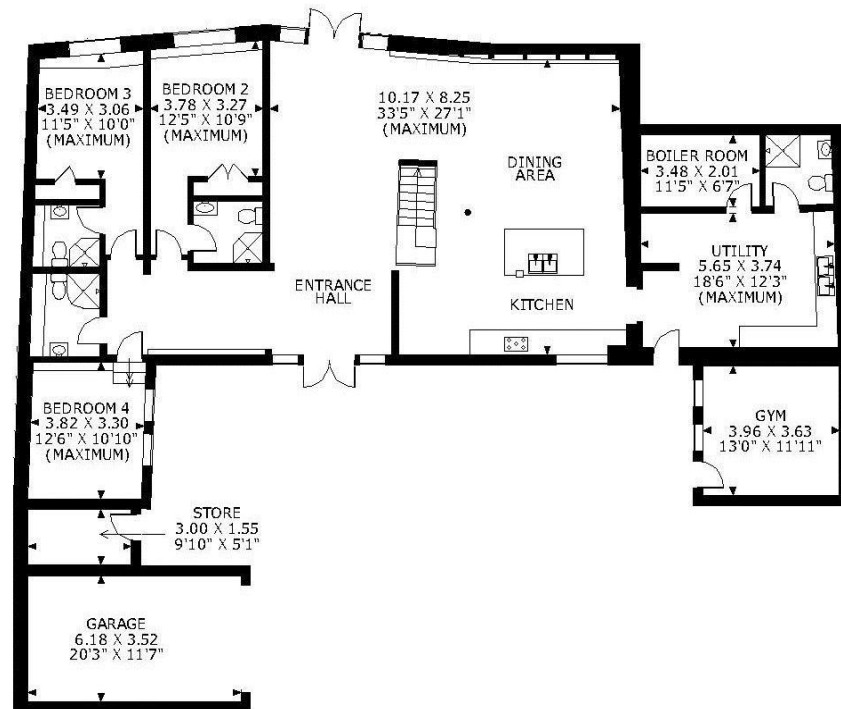
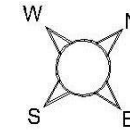


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

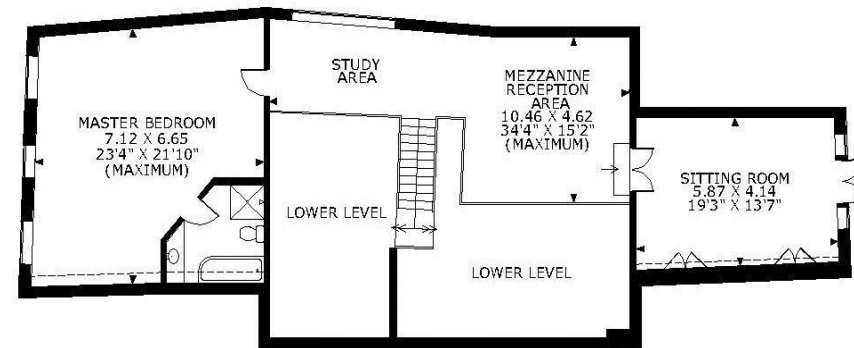


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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 2257 SQ FT/210 SQ M**  
**FIRST FLOOR = 1150 SQ FT/107 SQ M**  
**TOTAL = 3407 SQ FT/317 SQ M**  
**GARAGE & STORE = 294 SQ FT/27 SQ M**



**GROUND FLOOR**



**FIRST 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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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

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