



**Downsview, Anisdowne Close,
Abinger Hammer, Surrey RH5 6RQ
Price £575,000 Freehold**

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A spacious 3 bed semi-detached property set within a plot of circa 0.25 acres to include extensive parking, located in a quiet rural road within a 5 minute drive of the A25.

Accommodation comprises an entrance hall, double doors lead through to a large sitting room with a solid wood floor, & further double doors continue through to the conservatory. This has a door providing access to the garden & a door leading into the kitchen. The kitchen comprises a range of low level & wall mounted units, a sink & a fitted electric oven with gas hob over.

Bedroom 1 is a good size double bedroom with a walk-in wardrobe & double doors leading out to the garden, there is a 2nd bedroom with double doors leading to the garden & an ensuite shower room (with shower, wc & basin), a 3rd bedroom with a feature bay window & fitted wardrobes & a family bathroom with freestanding bath with shower attachment, a wc & basin.

To the front of the property there is an area of off-street parking for several cars, the well screened property is then accessed via a few steps.

There is a good sized paved area to the rear of the property, with a detached summer house/office to one side. This dual aspect building is wood clad on the inside & offers power & light. A few steps lead up to an area laid to lawn surrounded by mature shrubs, trees & flower borders.

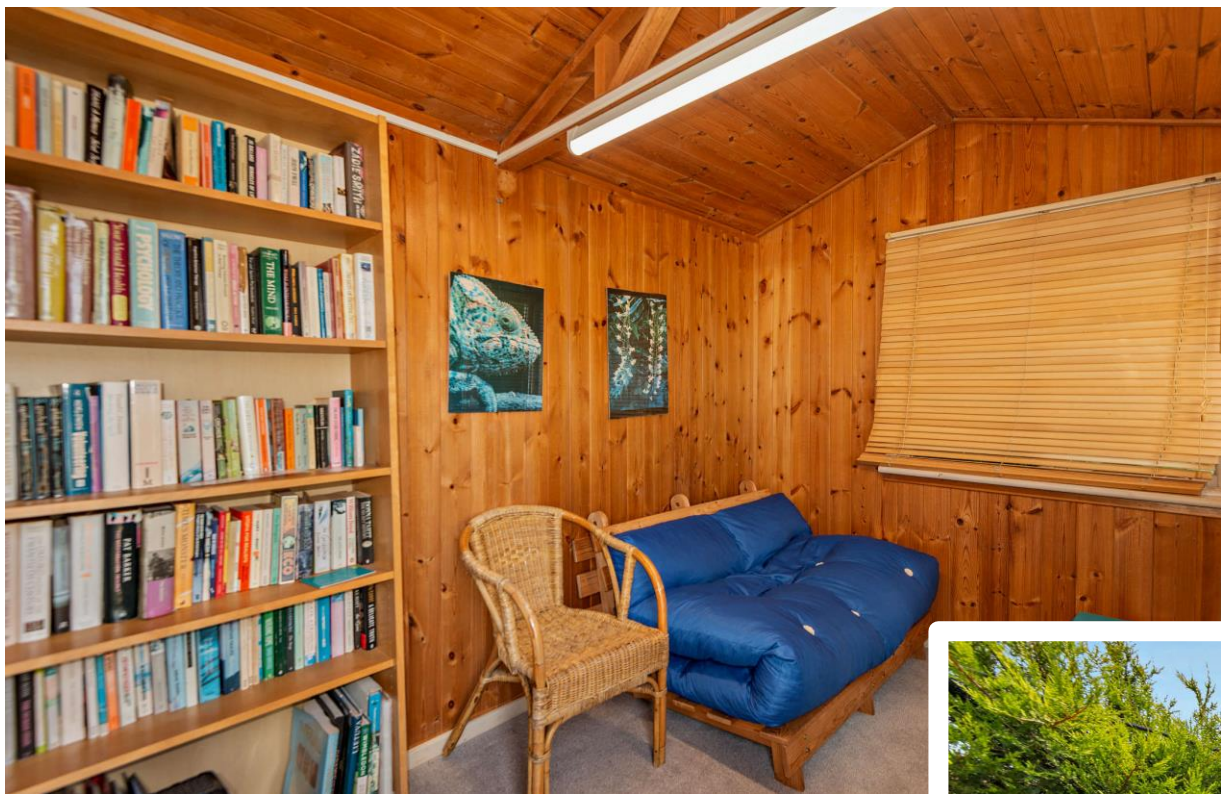
The property offers scope for modernisation & is situated in a sought after location on the borders of Abinger Hammer & Peaslake.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





DIRECTIONS

From our offices in Shere, proceed on Middle Street away from the 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. Proceed along the A25 eastbound towards Dorking. Continue through Gomshall village, under the railway bridge towards Abinger Hammer. As you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue for approx. 1 mile, then turn right into Hoe Lane (towards Peaslake). Turn almost immediately right into Hoe Lane (the road that runs parallel to the lower part of Hoe Lane), then after 100 yards, take the 1st right into Anisdowne Close, where you will find Downsview on your left (the 4th house).

SITUATION

Located on the cusp of Abinger Hammer & Peaslake in the heart of the Surrey Hills which each offer a local general store. Abinger also boasts a very popular & well stocked Farm shop & Sports club (with cricket, tennis, table-tennis & bar). Peaslake also has a village pub/restaurant & bike shop. The property is ideally situated for sought after local schools, walks, bike rides, country pubs, restaurants & cafes as well as Guildford, Dorking & Cranleigh. Clandon & Effingham mainline stations are both circa 15 mins drive away.





Terra Cotta (Estate Agents) Ltd

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

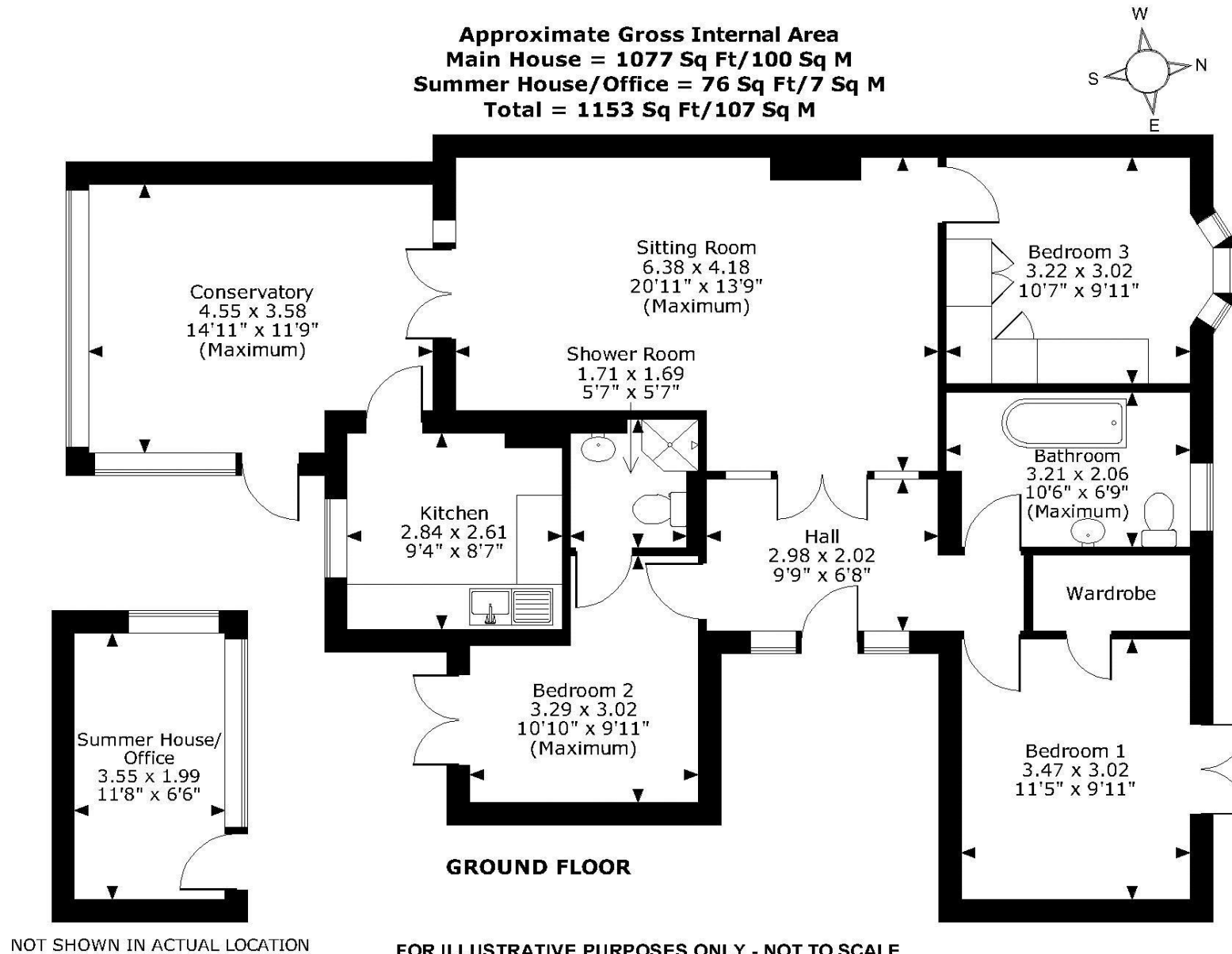
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Guildford Borough Council - Band E
£3197.51 per annum (2026-27)

All mains services except oil rather than gas (gas bottle for gas hob)

Occasional contribution towards road maintenance
(on an as required basis)

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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