



**The Willows, Dorking Road,
Abinger Hammer, Surrey RH5 6SA
Price £1,075,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A spacious & immaculately presented 4 double bed family home with many character features, a detached 1 bedroom annexe, further outbuildings/office facilities, extensive off-street parking & a good sized garden situated in a rural setting yet providing easy access to the A25 & facilities. The Willows is beautifully positioned on a no through lane which leads over The Tillingbourne and directly onto many countryside walks and cycle routes, ideal for families who love nature and the outdoors.

Ground floor accommodation in the main house comprises an entrance hall with storage, a sitting room with a feature open fireplace, square bay window & fitted storage/display cabinets, a superbly fitted Tom Ford kitchen with an excellent range of low level units & drawers under & wall mounted units over complemented by integrated appliances, marble work tops & an Aga. This is open plan to a dining area with double doors leading out to the patio & rear garden & a family area beyond. The far part of the kitchen leads to a utility room & wc facility, with a further door leading out to the rear garden. There is underfloor heating throughout the ground floor.

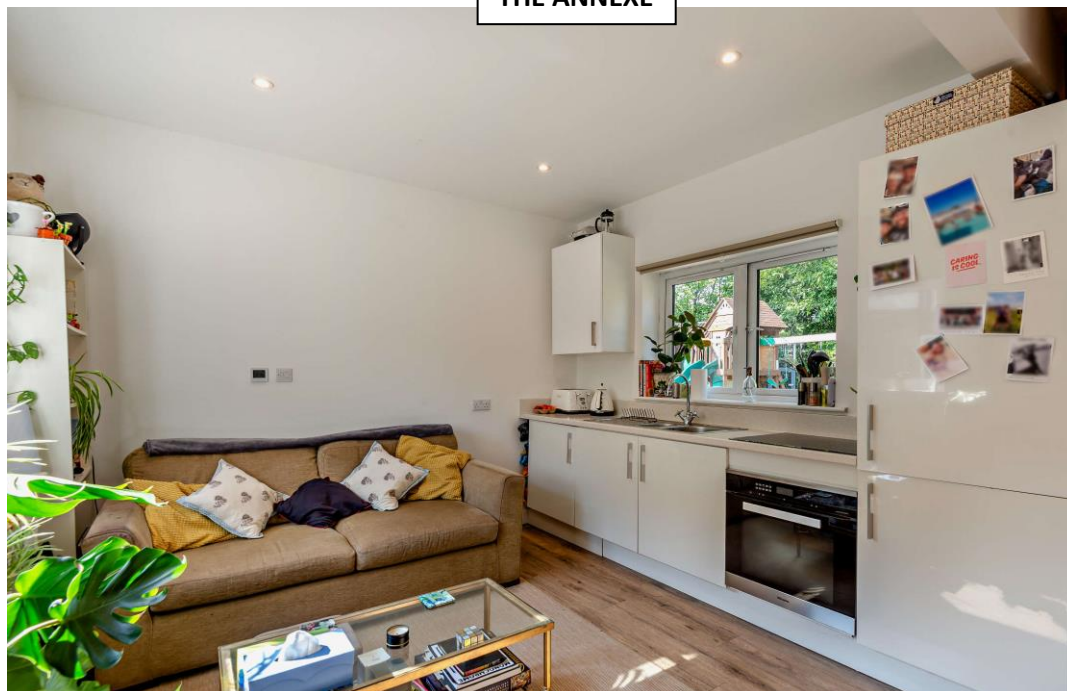
The first floor offers a principal bedroom with fitted wardrobes, a feature fireplace & an ensuite shower room with shower cubicle, wc & basin. There are 3 further double bedrooms, all with fitted wardrobes & a family bathroom with claw footed bath, curved corner shower cubicle, wc & basin.

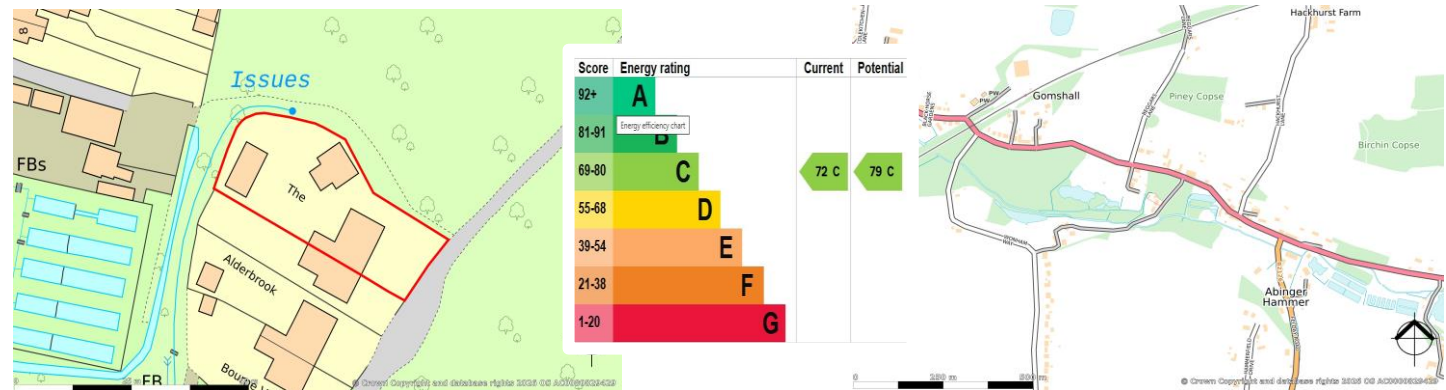
Outside there is an area of off-street parking to the front for numerous cars, with double gates leading through to what was a detached garage that's been converted into a smart & spacious 1 bed self-contained annexe. This comprises a reception room open plan to a kitchen, a bedroom & a bathroom with bath, wc & basin.

There are numerous outbuildings (old stables) to the rear of the garden currently set up as 2 x workshops/storage facilities to include a wc & sheds. The rear garden is mainly laid to lawn with paths leading to the annexe & outbuildings, all enclosed by mature trees & hedging so providing a private & rural feel. Must be seen !



THE ANNEXE







SITUATION

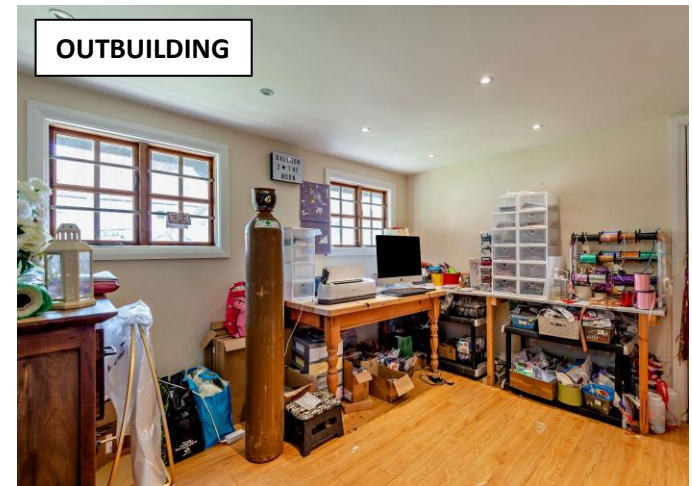
The property is located within a short walk of the centre of Abinger Hammer, which boasts a very popular and well-stocked farm shop with a florist, a sports club with tennis courts, table-tennis and picturesque cricket pitch (with a bar), as well as a local general store/tea shop. It's a circa 5-10 minute walk to Gomshall village and train station. Gomshall has several amenities, including local shops including a general store, 2 pubs, a petrol station and a yoga/well-being hub with cafe, with Shere village a mile beyond that. The property is ideally situated for sought-after local schools, country walks, bike rides, country pubs, restaurants and cafes, & provides easy access to Dorking (circa 5 miles) & Guildford (circa 8 miles). Effingham and Dorking mainline stations are both a circa 10 min drive away, with trains to London Waterloo & Victoria.

DIRECTIONS

From our offices 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. Proceed along the A25 eastbound towards Dorking. Continue through Gomshall village, under the railway bridge towards Abinger Hammer, and after approx. 1/2 mile you will see the entrance to Tillingbourne Trout Farm on your right. After 100 yards turn right onto a track marked "Private - Wotton Estate". The Willows is the 1st house on your right.







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

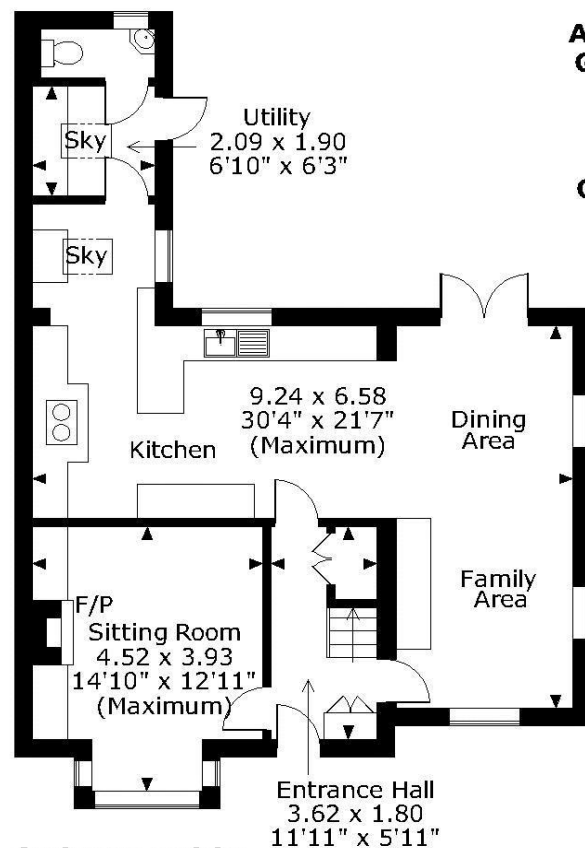
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Council –
Band F £3778.87 per annum (2026-27)**

All Mains Services

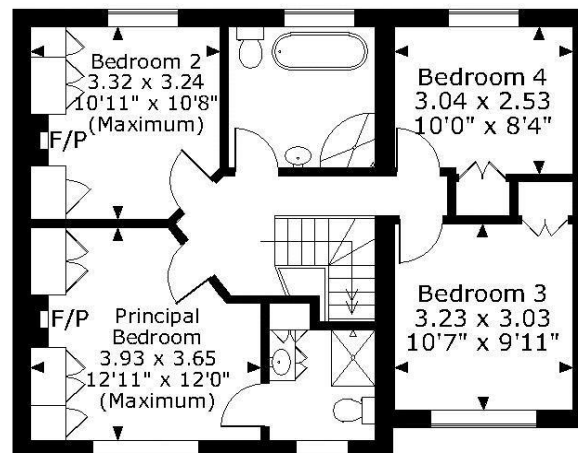
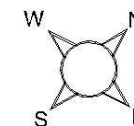
**No charge for road maintenance but
pot holes filled in occasionally as needed**

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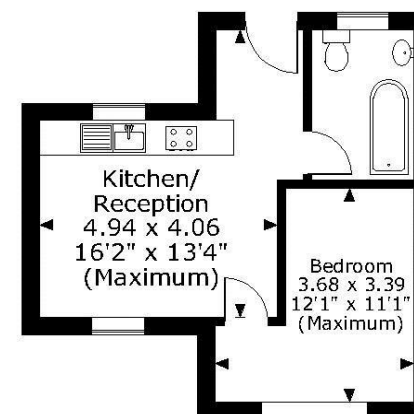


GROUND FLOOR

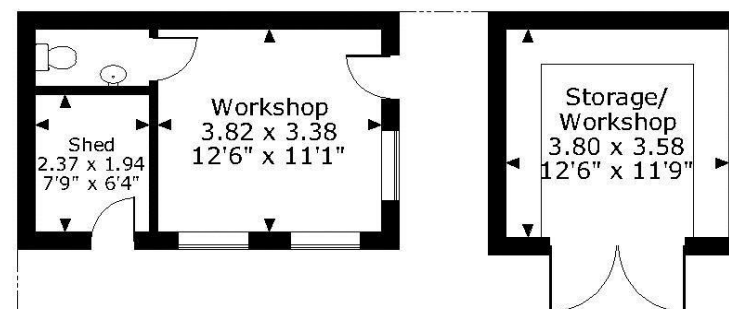
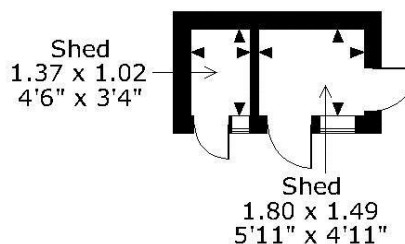
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 819 SQ FT/76 SQ M
FIRST FLOOR = 683 SQ FT/63 SQ M
ANNEXE = 343 SQ FT/32 SQ M
TOTAL = 1845 SQ FT/171 SQ M
OUTBUILDINGS = 415 SQ FT/39 SQ M



FIRST FLOOR



ANNEXE



OUTBUILDINGS

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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