



HATCH FARM COTTAGE

Abinger Hammer, Dorking, Surrey



A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME IN 1.6 ACRES, ENJOYING AN IDYLIC EDGE-OF-VILLAGE SETTING

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Study | Garden room | Open plan kitchen and dining room
Utility room | Guest cloakroom

First Floor: Principal bedroom with dressing room and en suite shower room | Three further bedrooms | Family bathroom

Garden and Grounds: Landscaped gardens | Detached garage | Garden store | Stable and tack store

In all about 1.6 acres

Distances: Dorking 5.8 miles, Guildford 6.8 miles, Central London 33.2 miles
Gomshall station 0.4 miles, Dorking station 6 miles (from 53 minutes to London Waterloo and from 58 minutes to London Victoria), Guildford station 7.6 miles (from 37 minutes to London Waterloo)
A3 (Guildford northbound) 9.5 miles, A3 (Guildford southbound) 6.6 miles, M25 (Junction 10) 10.9 miles
Heathrow Airport 26.2 miles, Gatwick Airport 17.6 miles
(All distances and times are approximate)



SITUATION

Hatch Farm Cottage sits in a beautiful peaceful and rural setting, high in the Surrey Hills between Guildford and Dorking, with miles of beautiful walking countryside of The Downs on the doorstep. The villages of Peaslake, Holmbury and Abinger are all close by and there is a village shop in Peaslake and a farm shop in Abinger, selling a variety of local produce. Guildford, Dorking and Cranleigh are all easily accessible by car and offer busy and picturesque High Streets with a wide variety of shops and supermarkets, restaurants and bars.

There are comprehensive sports and leisure centres in each town and a wide variety of schools, including village schools in Peaslake and Abinger Hammer. For commuters there are train services at Guildford, Clandon, Effingham and Dorking which provide regular commuter services to Waterloo and Victoria.





HATCH FARM COTTAGE

Hatch Farm Cottage is an outstanding detached family home occupying a peaceful edge-of-village position in the heart of the Surrey Hills. Extensively refurbished and upgraded by the current owners, the property combines character and contemporary style, with direct access to the North Downs and Gomshall station within easy walking distance.

The centrepiece of the home is a superb open-plan kitchen/dining room, comprehensively fitted with quality cabinetry, integrated appliances, quartz work surfaces and a central island, with bi-fold doors opening onto a generous south-facing terrace. A charming double-aspect sitting room with wood-burning stove, bay window and conservatory is complemented by a study area, utility room and cloakroom.

The first floor provides a principal bedroom suite with dressing area and en suite shower room, three further bedrooms and a stylish family bathroom.







GARDEN AND GROUNDS

Set behind gates, the property benefits from ample driveway parking, a detached garage and garden store. The beautifully maintained gardens extend to approximately 1.6 acres, comprising broad lawns, mature trees, a stable, store and a paddock enjoying far-reaching views across the surrounding countryside. Backing directly onto the North Downs, the property offers an exceptional lifestyle opportunity with immediate access to some of Surrey's finest walking and riding country.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, oil-fired / gas central heating and private drainage.

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating D

Council Tax Band: G

Tenure: Freehold

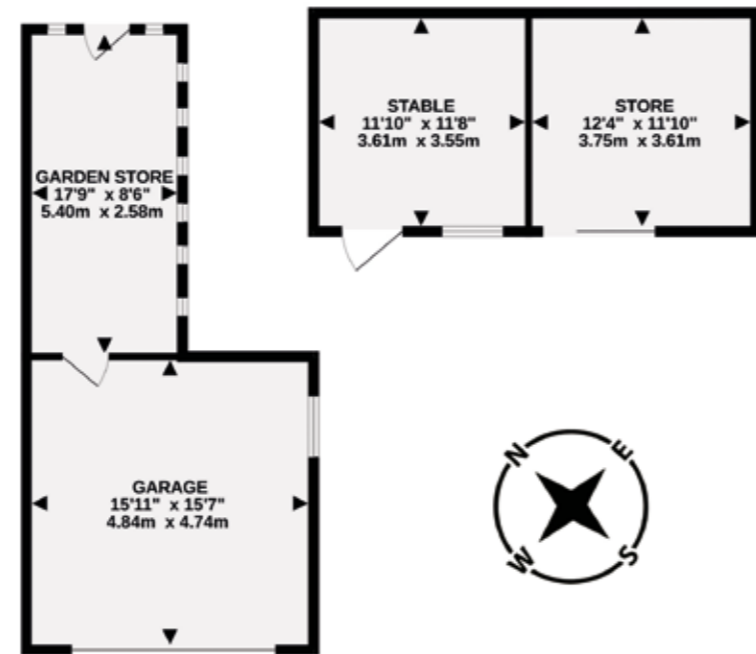
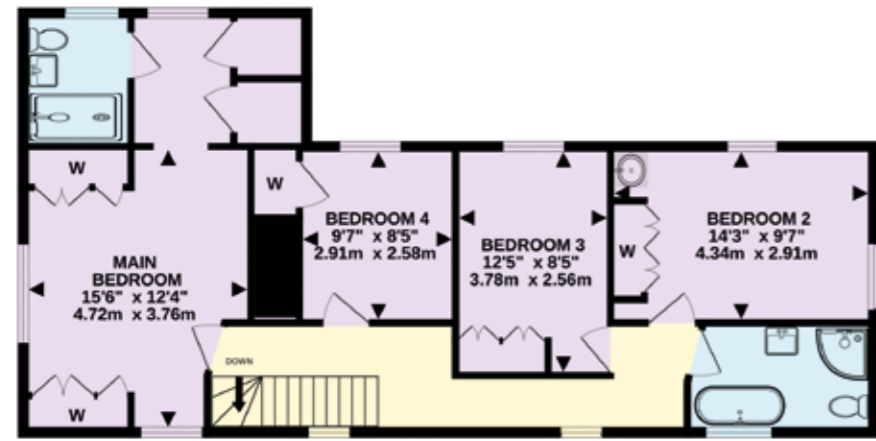
Directions

Postcode: RH5 6SB

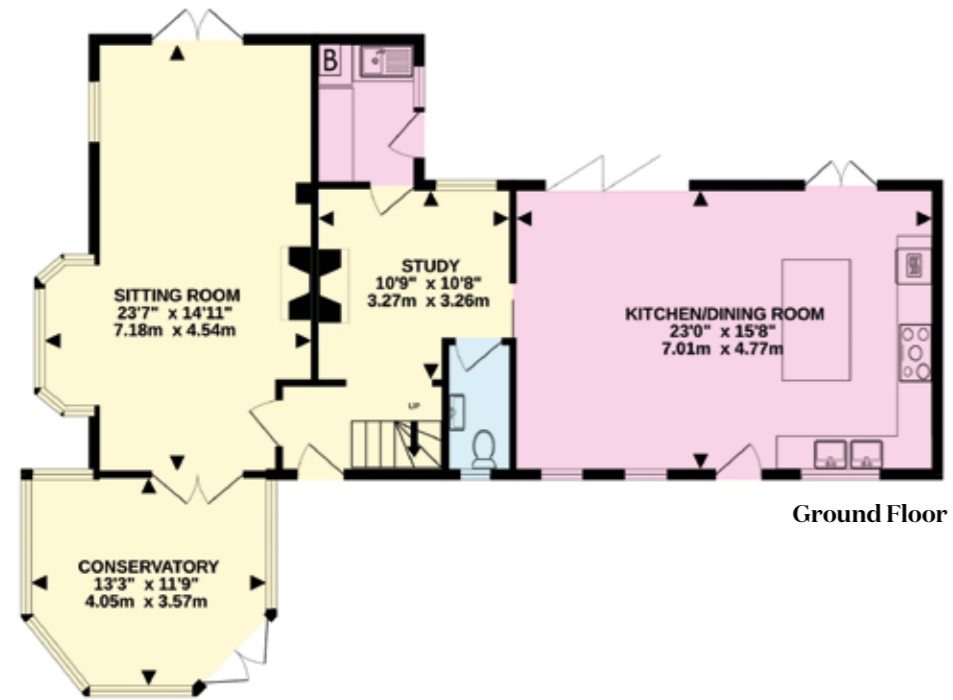
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Viewings: Viewing is strictly by appointment through Knight Frank.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House 1814 sq.ft (168.5 sq.m)
 Outbuildings 680 sq.ft (63.2 sq.m)
 Total: 2494 sq.ft. (231.7 sq.m.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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