



MERRYBROOK

Abinger Hammer, Dorking, Surrey





AN ATTRACTIVE REFURBISHED HOME, SAT IN AN ELEVATED POSITION

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast/dining room | Sitting room | Study | Bedroom four/study
Bathroom | Cloakroom | Utility room

First Floor: Principal bedroom suite | Two further bedrooms | Family bathroom

Outbuildings: Double garage

In all about 0.36 acres

Distances

Abinger Hammer 1.6 miles (2.5 km), Holmbury St Mary 2.1 miles (3.3 km)

Dorking 5.8 miles (9.3 km), Guildford 9.4 miles (15 km)

(All distances are approximate)



SITUATION

Merrybrook is situated in Abinger Hammer and is very close to Holmbury St Mary, which is between the two much sought after, picture postcard, villages of Abinger Hammer and Holmbury St Mary, with their attractive village greens, public houses and local shops. A wider range of recreational, shopping and leisure facilities is available at the market town of Dorking (known for its antique shops) and the university town of Guildford, where theatres, restaurants and leisure centres are to be found.

Both have main line stations to London (Guildford to London Waterloo from about 34 minutes). The M25 and motorway network are available via the A3 and A24, and give fast access to both Heathrow and Gatwick airports.

There are a number of good schools in the area including St Catherine's, Charterhouse, Royal Grammar School, Guildford High School and Duke of Kent. There is fantastic walking, cycling and riding country in the surrounding Surrey Hills, which are classified as an Area of Outstanding Natural Beauty.





MERRYBROOK

An impressive and beautifully presented four double bedroom, three bathroom detached family home, meticulously refurbished to an exceptional standard. Set within approximately 0.4 acres, the property enjoys a delightful semi-rural setting with far-reaching views, yet remains conveniently positioned within one mile of Abinger Hammer village and the A25.

The ground floor offers well-balanced and thoughtfully designed accommodation, centred around a spacious entrance hall. Of particular note is the stunning 32 ft bespoke kitchen, fitted with an extensive range of base and wall units, complemented by solid granite worktops and a central island. The kitchen is superbly equipped with a three-oven range cooker, induction hob and integrated appliances, with sliding doors leading to a utility/plant room and double doors opening onto the terrace and gardens.





The dual-aspect sitting room is both bright and inviting, with double doors to the garden and further glazed doors leading to a separate study. A fourth double bedroom is also located on the ground floor, benefiting from direct garden access and served by an adjacent shower room.

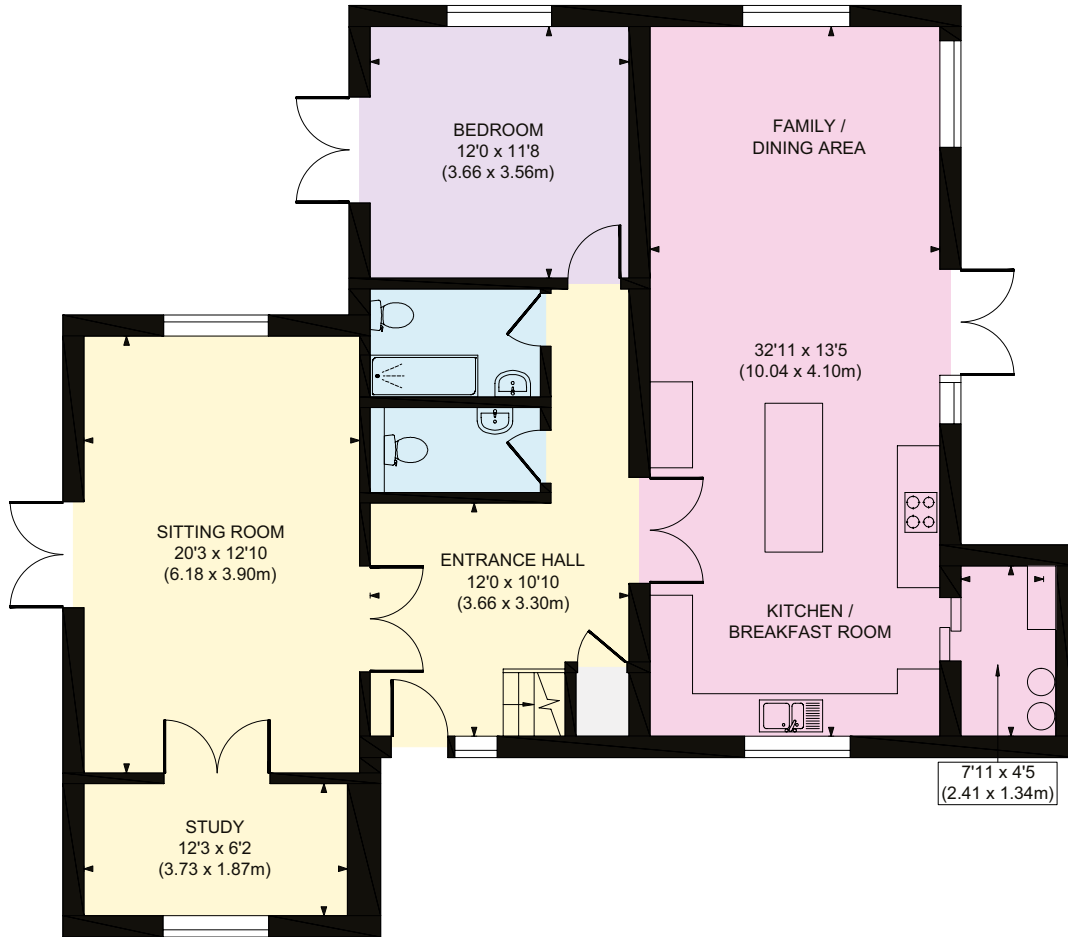
Upstairs, there are three generous double bedrooms, including a well-proportioned principal suite with an ensuite shower room. A luxurious family bathroom features a freestanding bath and separate shower. All bathrooms are appointed with high-quality Laufen and Duravit sanitaryware, complemented by Coalbrook fittings and elegant Fired Earth tiling.

The property has been finished to a high specification throughout, including herringbone engineered wood flooring across much of the ground floor with wet underfloor heating, electric underfloor heating to the bathrooms, handcrafted timber doors and double-glazed windows, and Cat 6 cabling.

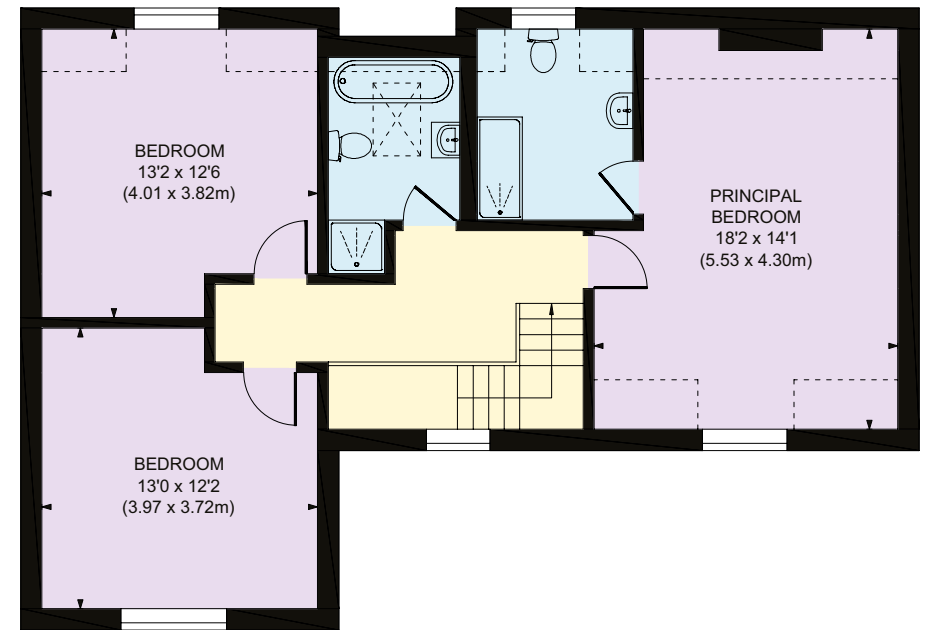
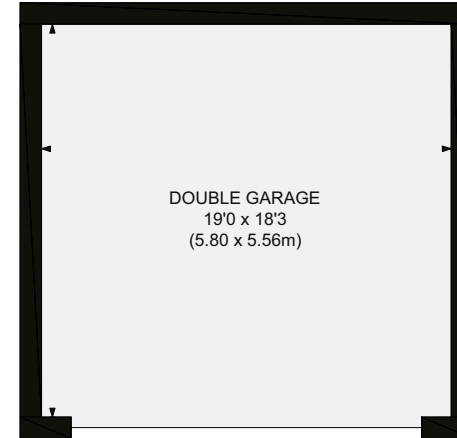




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 1,970 sq. ft / 183.00 sq. m
 Garage 347 sq. ft / 32.00 sq. m
 Total 2,317 sq. ft / 215.00 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.

GARDENS AND GROUNDS

Outside, a five-bar gate opens onto a generous driveway leading to a detached double garage with electric door, power and lighting, alongside ample parking. The gardens are predominantly laid to lawn and bordered by mature trees, shrubs and established planting. A charming stream runs nearby, with post-and-rail fencing to the roadside, and attractive views across adjacent countryside.

Offered for sale with no onward chain.

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: 01483 505050

Energy Performance Certificate: Rating A B C D E F G

Council Tax Band: Xxx

Tenure: Freehold/Leasehold

Directions

Postcode: RH5 6RD

What3words: ///

Viewings: Viewing is strictly by appointment through Knight Frank.





I would be delighted
to tell you more.

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