



4 Fern Cottages, Abinger Hammer, Nr. Dorking, Surrey, RH5 6SA



4 FERN COTTAGES, ABINGER HAMMER, NR. DORKING, SURREY, RH5 6SA

CHARACTER COTTAGE

FOUR BEDROOMS

BATH & SHOWER ROOM

THREE RECEPTION ROOMS

STUDY

SUMMERHOUSE

SOUGHT-AFTER SURREY HILLS
VILLAGE

NEARBY THE VILLAGE GREEN

CLOSE TO GOMSHALL
STATION

EPC: D



**An attractive character cottage
dating back to the late 1800's,
located in a sought-after Surrey Hills
village close to the picturesque
cricket green and within a short walk
of Gomshall railway station.**

THE PROPERTY

An attractive semi-detached cottage dating back to the late 1800's with extended living accommodation over three floors extending to 1,170 sqft. The home retains much of its character but would allow the incoming purchaser the opportunity to make their own mark. The property is conveniently situated in a lane close to the centre of the village and cricket green, whilst being within walking distance of Gomshall railway station.

Accommodation comprises: entrance hall opening to inner hallway; living room featuring open fireplace, fitted storage and alcove shelving; dining room with cast iron fireplace and under stair storage cupboard; kitchen fitted with a range of white fronted units with contrasting worktops, built-in double oven, gas hob and extractor fan above and ceramic tiled flooring; glazed conservatory with ceramic tiled flooring and doors opening to the rear garden; study; downstairs cloakroom. Upstairs, on the first floor there are two double bedrooms; family bathroom fitted with a white suite comprising bath with shower above, pedestal basin, low-level W.C., fully tiled walls and floor; there are two further rooms on the second floor with Velux roof windows and wood flooring and one featuring an en-suite shower room recently re-fitted and comprising corner shower cubicle, basin with vanity unit under, low-level W.C. and fully tiled walls.



THE GROUNDS

To the front of the property, there is a paved frontage with hedging/shrubs and side access to the rear of the property. The pleasant south-easterly facing rear garden extends to approximately 90ft with a paved patio and the remainder being predominately laid to level lawn flanked by established shrub borders and fenced perimeter. There is a greenhouse, a generously-sized summer house to the rear (with potential to convert to a home office) and a gate allowing direct access to open land beyond.

SITUATION

Abinger Hammer is a pretty Surrey village, situated roughly halfway between the towns of Guildford and Dorking, within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country around the North Downs. The River Tillingbourne flows through the village, with village shop and tea room, the popular Kingfisher Farm Shop and a picturesque cricket green. The neighbouring village of Gomshall has two gastro pubs, one of which is a 17th Century former corn mill, a garage / shop and a railway station, the line running between Guildford and Dorking on the Reading to Gatwick Airport line. Nearby, there is a quintessential English village with its period cottages, village square and stream running through the centre. It provides local shops for day-to-day needs including a Co-Op and Post Office, cafes/tea rooms, two pubs, a fine dining restaurant, doctors' surgery & dispensary, trek shop, a Norman church and a popular primary school. More comprehensive facilities can be found in Guildford, Dorking and Cranleigh, all within easy access by road.

GUILDFORD | 6.8 miles

DORKING | 4.9 miles

GOMSHALL RAILWAY STATION | 0.5 miles

LONDON WATERLOO | approx. 1 hour by train (via Guildford mainline station)

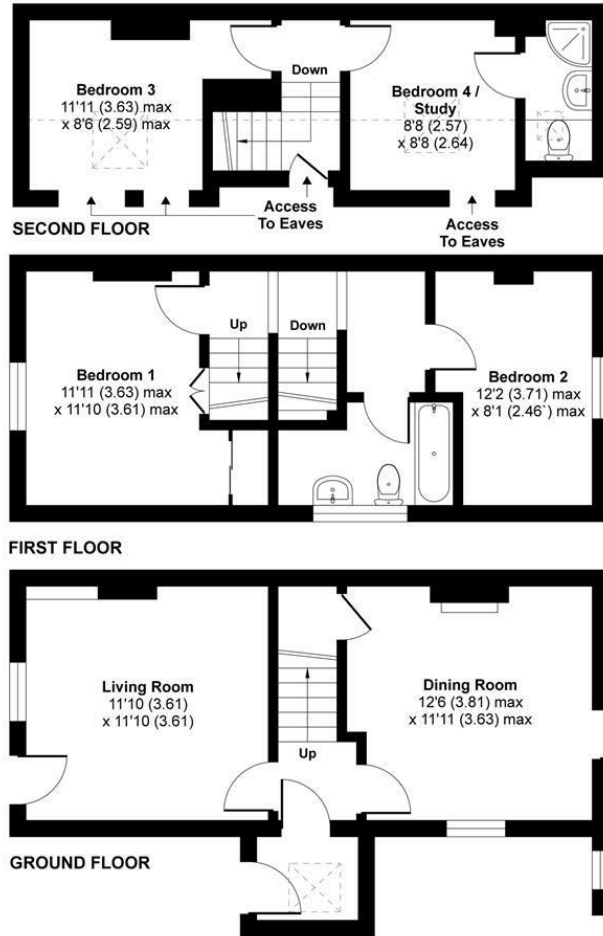
CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 18 miles

Denotes restricted head height

Abinger Hammer, Dorking, RH5

Approximate Area = 1170 sq ft / 108.7 sq m
 Limited Use Area(s) = 89 sq ft / 8.3 sq m
 Total = 1259 sq ft / 117 sq m
 For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected

3rd November 2021 Custom Code : VL/EL Property Ref - 5926

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Clarke Gammon. REF: 780595

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DIRECTIONS

SAT NAV REF: (Post Code: RH5 6SA)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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