ABINGER HAMMER, SURREY

THIS 4 BEDROOM PROPERTY SITUATED IN A STUNNING LOCATION, BACKING ONTO NATIONAL TRUST WOODLAND AND TO THOUSANDS OF MILES OF OPEN COUNTRYSIDE. REQUIRING MODERNISATION THIS CHARACTER HOME HAS 1.6 ACRES OF ITS OWN GROUNDS.

PROPERTY FEATURES

HOUSE

- 4 BEDROOMS (3 DOUBLES & 1 SINGLE)
- MASTER BEDROOM WITH ENSUITE
- SOUTH FACING CONSERVATORY
- BRIGHT & LIGHT SITTING ROOM WITH BAY WINDOW AND GAS (WOODBURNER)
- GOOD SIZE KITCHEN
- ALL BEDROOMS LOOK OVER THE GARDEN
- REQUIRES SOME MODERNISATION
- DOWNSTAIRS WC & UTILITY
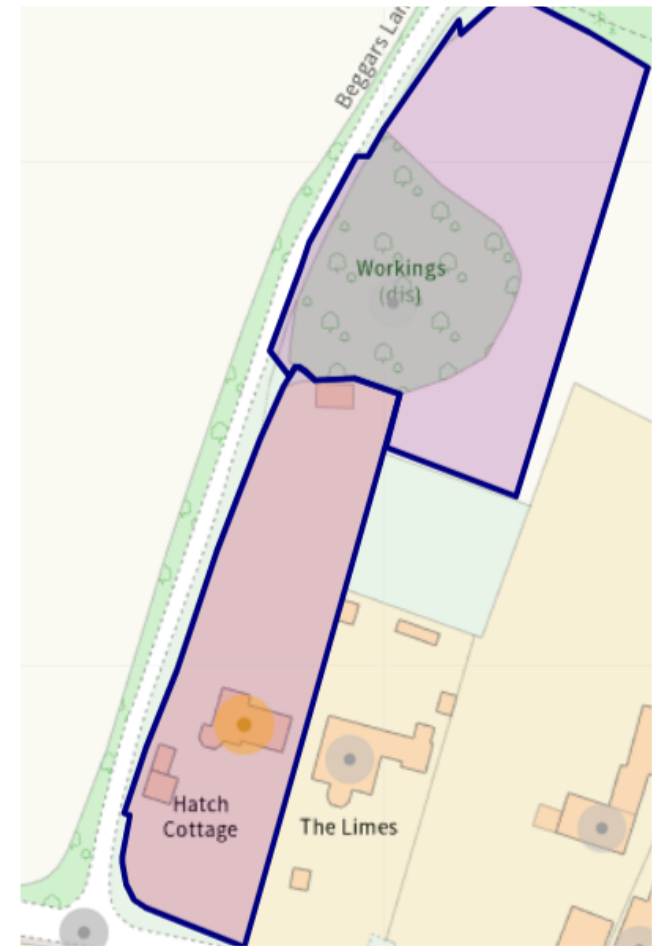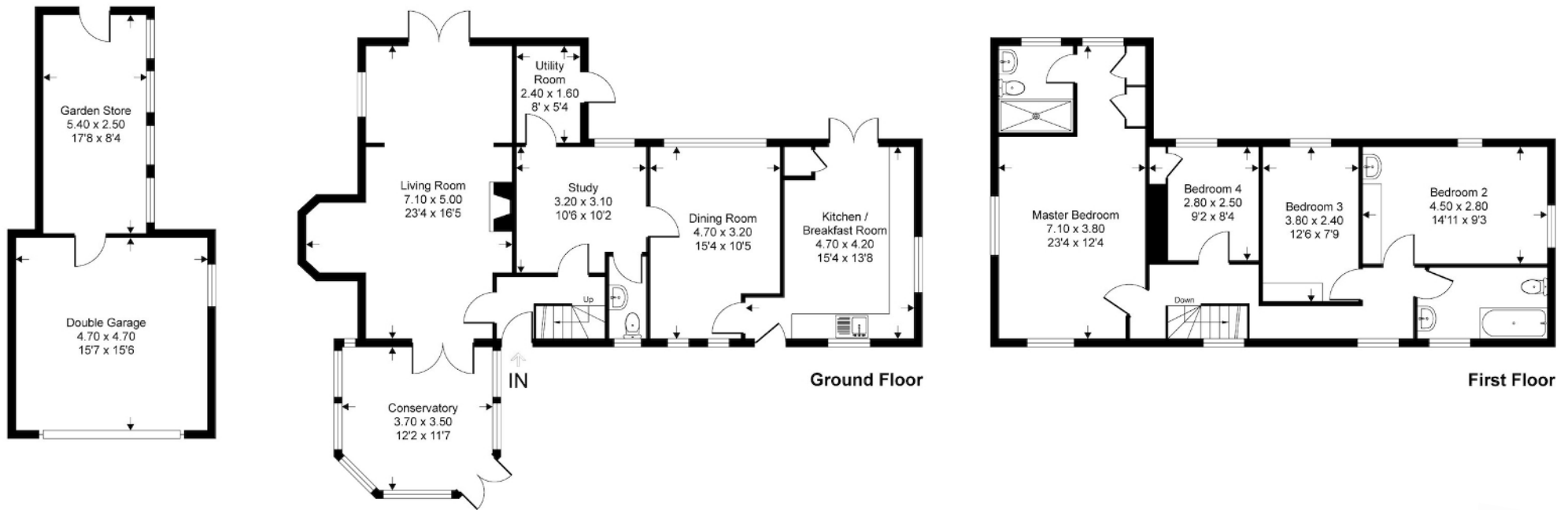- LOTS OF COTTAGE CHARACTER

OUTSIDE

- PRIVATE FORMAL GARDEN FRONT AND REAR.
- PATIO & SEATING AREA OFF THE KITCHEN.
- FIELD AREA & DISUSED QUARRY
- STABLE & STORE
- DOUBLE GARAGE, WORKSHOP & PARKING AREA
- TOTAL AREA 1.64ACRES

THE AREA

- ABINGER HAMMER IS A PRETTY VILLAGE WITH VILLAGE SHOP, TEA ROOMS , SPORTS CLUB AND FARM SHOP
- ACCESS DIRECTLY FROM THE PROPERTY TO NATIONAL TRUST WOODLAND AND ON TO THE NORTH DOWNS.
- GOMSHALL TRAIN STATION IS WITHIN A 10MIN WALK (1HR10 TO LONDON)
- GUILDFORD (8MILES) DORKING (5MILES)
- GOMSHALL HAS TWO PUBS AND A CONVENIENCE STORE.

Workings
(dis)

Hatch
Cottage

The Limes

Beggars Lane

Garden Store
5.40 x 2.50
17'8 x 8'4

Double Garage
4.70 x 4.70
15'7 x 15'6

Utility Room
2.40 x 1.60
8' x 5'4

Living Room
7.10 x 5.00
23'4 x 16'5

Study
3.20 x 3.10
10'6 x 10'2

Dining Room
4.70 x 3.20
15'4 x 10'5

Kitchen / Breakfast Room
4.70 x 4.20
15'4 x 13'8

Up

IN

Ground Floor

Conservatory
3.70 x 3.50
12'2 x 11'7

Master Bedroom
7.10 x 3.80
23'4 x 12'4

Bedroom 4
2.80 x 2.50
9'2 x 8'4

Bedroom 3
3.80 x 2.40
12'6 x 7'9

Bedroom 2
4.50 x 2.80
14'11 x 9'3

Down

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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COUNCIL TAX BAND: G

COUNCIL: MOLE VALLEY DISTRICT COUNCIL

SERVICES: MAINS GAS & SEWERAGE

TENURE: FREEHOLD

APPROX GROSS INTERNAL AREA = 157 SQ M / 1689 SQ FT

APPROX OUTBUILDINGS INTERNAL AREA = 36 SQ M / 392 SQ FT

APPROX TOTAL INTERNAL AREA = 193 SQ M / 2081 SQ FT

Score	Energy rating		Current	Potential
92+	A			
81-91	B			81 B
69-80	C			
55-68	D		65 D	
39-54	E			
21-38	F			
1-20	G			

kw **REBECCA BATCHELOR**

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TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA 07464 043 045.