



**Braemar, Anisdowne Close, Abinger Hammer**  
**Surrey RH5 6RQ**  
**Price £499,950 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

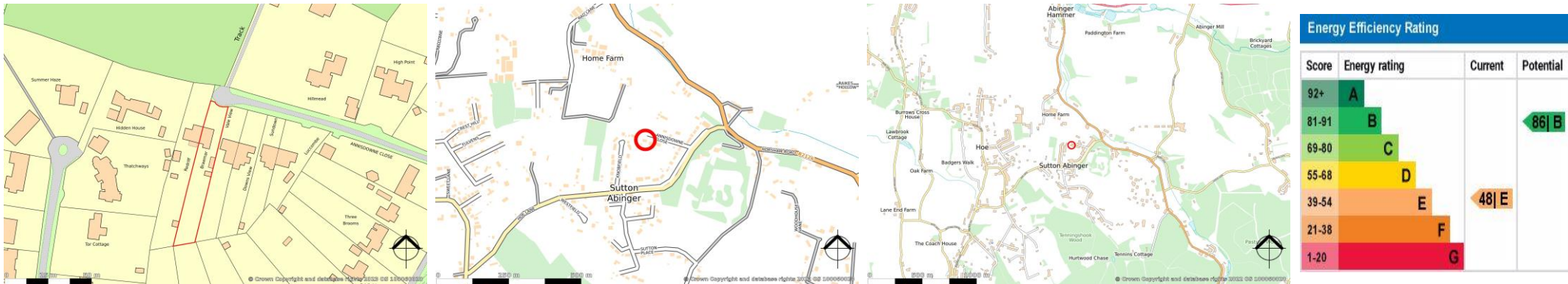
A 2 double bedroom, 2 reception room semi-detached bungalow set in a plot of circa 1/4 acre in a peaceful & rural part of Abinger Hammer. Accommodation comprises a 20ft sitting room with feature fireplace, beamed ceiling & sliding doors leading out to the garden, a separate dining room, kitchen, a summer room housing the utilities, 2 double bedrooms (one with fitted wardrobes) & a bathroom with bath & wall mounted shower. There is scope to extend (stpp) & update. Outside, the property benefits from a good size garden to the front with pleasant views, a driveway to one side provides off-street parking for several cars & leads to a detached garage. The long rear garden has a paved patio & is mainly laid to lawn, with a variety of mature trees & shrubs, greenhouse & 3 sheds. Situated at virtually the end of a cul-de-sac on the borders of Peaslake & Abinger Hammer yet providing easy access to the A25, & nearby village facilities. Offered for sale with no onward chain.

## 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. As you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue for approx. 1 mile, then turn right into Hoe Lane (towards Peaslake). Turn almost immediately right into Hoe Lane (the road that runs parallel to the lower part of Hoe Lane), then after 100 yards, take the 1st right into Anisdowne Close, where you will Braemar 2nd from the end on your left.

## Situation :

Located on the cusp of Abinger Hammer & Peaslake in the heart of the Surrey Hills which each offer a local general store. Abinger also boasts a very popular & well stocked Farm shop & cricket club (with bar). Peaslake also has a village pub/restaurant & bike shop. The property is ideally situated for sought after local schools, walks, bike rides, country pubs, restaurants & cafes as well as Guildford, Dorking & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15 mins drive away.



**Council Tax - Guildford Borough Council - Band E - £2772.17 per annum (2023-24)**

**All Mains Services except oil rather than gas**

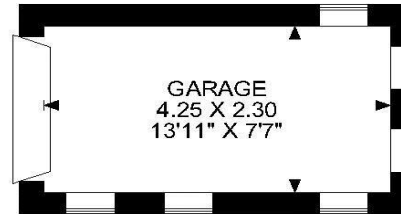
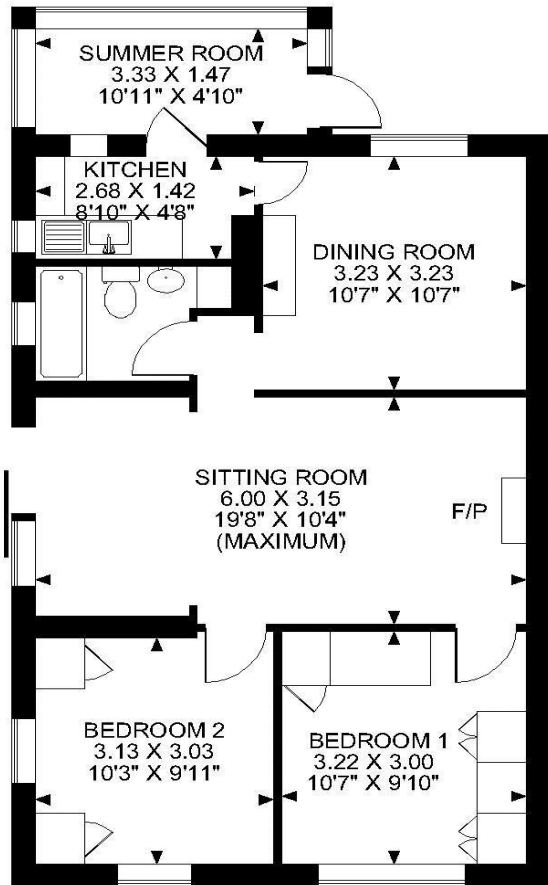
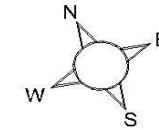
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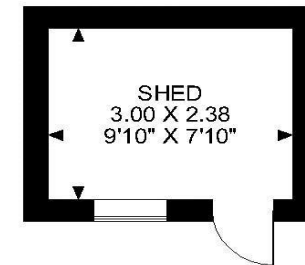
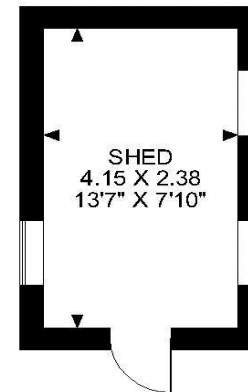
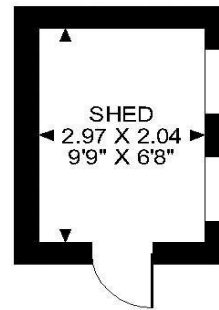
Please call 01483 205150 to arrange a viewing

# Braemar, Anisdowne Close, Abinger Hammer, Surrey RH5 6RQ

**APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 697 SQ FT/65 SQ M**



(NOT SHOWN IN ACTUAL LOCATION)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

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