



Tor Cottage, Knobfield, Abinger Hammer
Surrey RH5 6RJ
Price £1,275,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious 3 double bedroom detached family home set in a superb garden of just over half an acre with views, in a quiet, private road on the borders of Peaslake & Abinger Hammer. Ground floor accommodation comprises an entrance hall with wc, a large dual aspect sitting room with feature bay windows & open fireplace, a good size dining room with open fireplace & double doors to rear garden, a dual aspect kitchen/breakfast room with an extensive range of units including a central island, wood effect beams, space for table & chairs & door to garden & an archway through to a separate utility room with sink & stable door to rear garden. Upstairs there is a large dual aspect double bedroom with adjacent bathroom (easy to convert to an ensuite), 2 further double bedrooms & a family bathroom with corner bath & shower over. To the front of the property, a driveway (with mature hedging & trees to either side) offers an area of off-street parking for numerous cars & provides access to a garage (adjacent to the dining room, with window overlooking rear garden). There is an extremely well tended, extensive, landscaped lawned area that continues to the side & rear of the property to include a selection of well planted hedges, mature trees & flower borders, with views to both the front & rear. Great scope to extend & improve. No onward chain. Must be seen !

Directions :

From our office 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. Turn right in the Dorking direction, continue straight through Gomshall then 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) - single track road. At the top of the hill, turn right into Knob Field, where you will find Tor Cottage half way up on your right.

Situation :

Located on the cusp of Abinger Hammer & Peaslake in the heart of the Surrey Hills which each offer with a local general store/post office. 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.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax - Guildford Borough Council - Band F £3445.67 per annum (2024-2025)

All mains services except oil (bunded tank) rather than gas

Knobfield Residents Association - £300 per annum (2024)

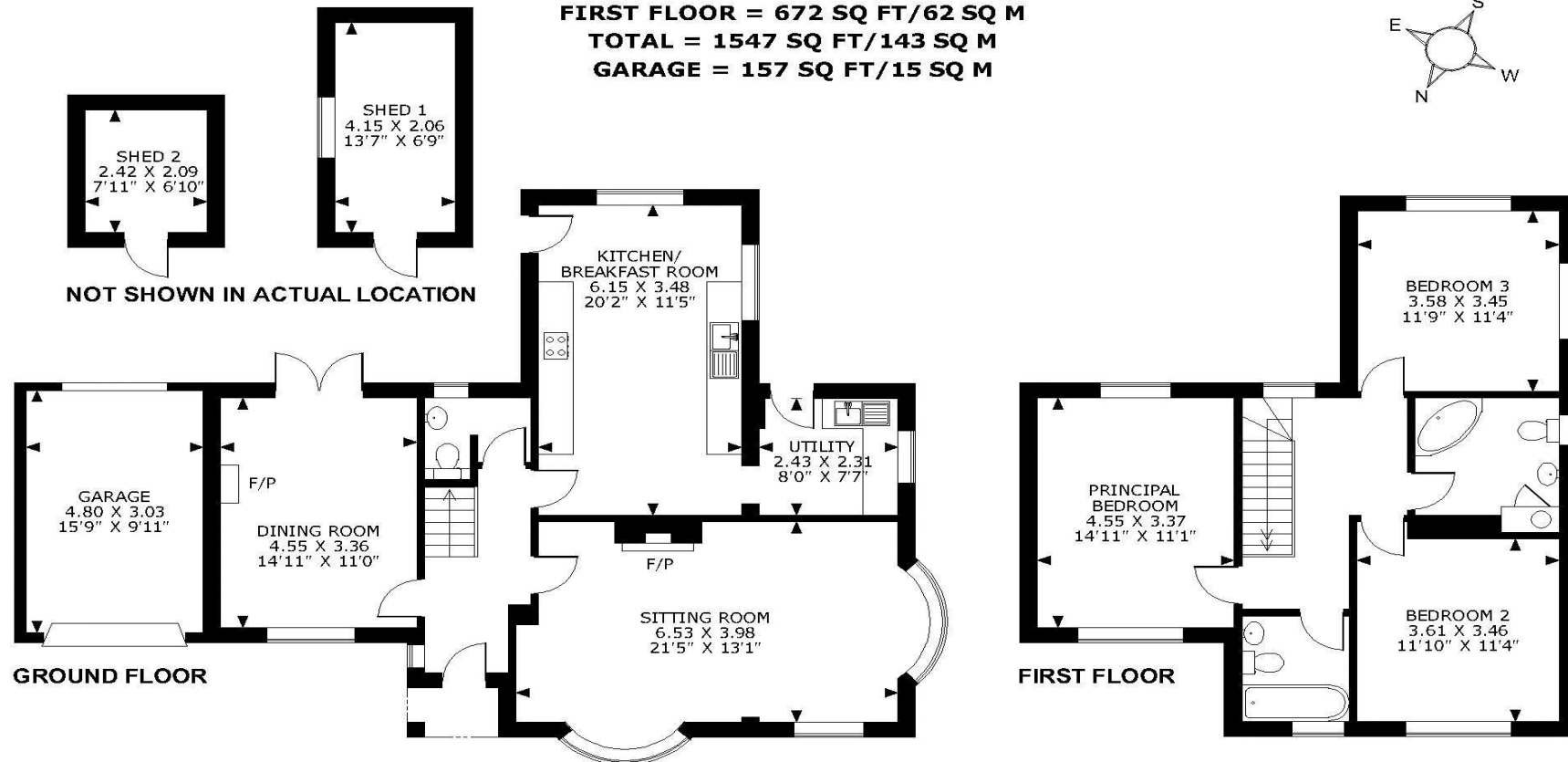
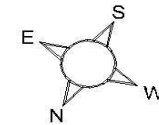
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 875 SQ FT/81 SQ M
FIRST FLOOR = 672 SQ FT/62 SQ M
TOTAL = 1547 SQ FT/143 SQ M
GARAGE = 157 SQ FT/15 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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