



Grims Kitchen, Guildford Road, Abinger Hammer
Surrey RH5 6RY
Price £695,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

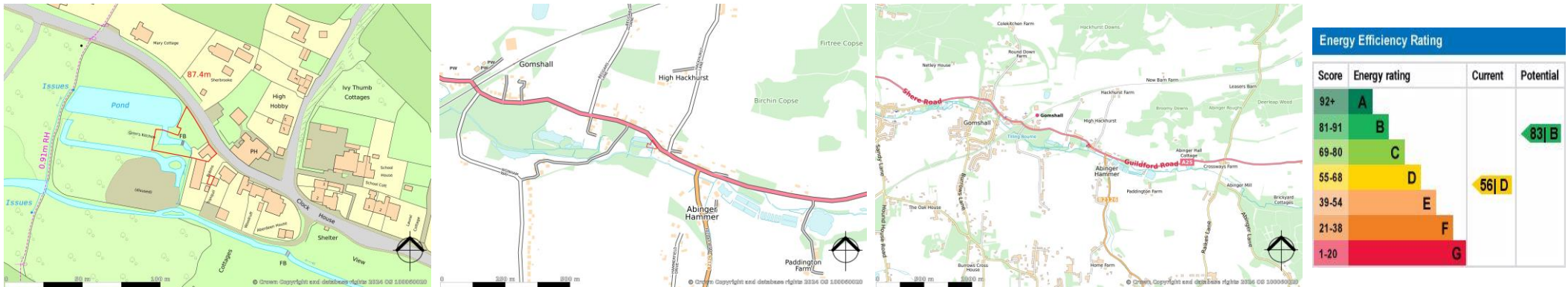
A spacious & well presented 3 bedroom detached character cottage with parts dating back to the 17th century & with a stunning garden of circa 1/3 acre meandering around spring water tributaries from the Tillingbourne. Ground floor accommodation comprises an entrance lobby leading into entrance hall with understairs cupboard, wc & beamed ceiling, a superb 25ft triple aspect sitting room/dining area with feature fireplace set into inglenook & beamed ceiling & a good size kitchen/breakfast room with an extensive range of wooden units with tiled worktops, space for small table & chairs & door to patio & rear garden. Upstairs offers a landing with airing cupboard, 2 large dual aspect double bedrooms, a 3rd bedroom with space for wardrobes & a well fitted family shower room. All the bedrooms have raised or pitched ceilings with beams. To the front of the property there are 2 off-street parking spaces (one in front of the other, with space to turn). To the rear of the property, a real feature of the property, there is a good sized raised paved patio area with railings overlooking a large area of lawn bordered by established hedging & trees including a small island surrounded by small tributaries with views beyond. The garden is full of wildlife coupled with fishing options. Offered for sale with no onwads chain. Must be seen to be appreciated.

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 & into Abinger Hammer village where you will find Grims Kitchen on your right, immediately before the Abinger Hammer cookery school on your left & circa 100 yds before the B2126 to Holmbury St Mary on your right.

Situation :

Located within a short walk of the centre of this prime Surrey Hills village, with a local store, Farm shop & cricket club (with bar now open several nights a week), the property is ideally situated for well thought of 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 - Mole Valley Borough Council 01306 885001 - Band F £ 3,221.66 annum (2023-24)

All Mains Services

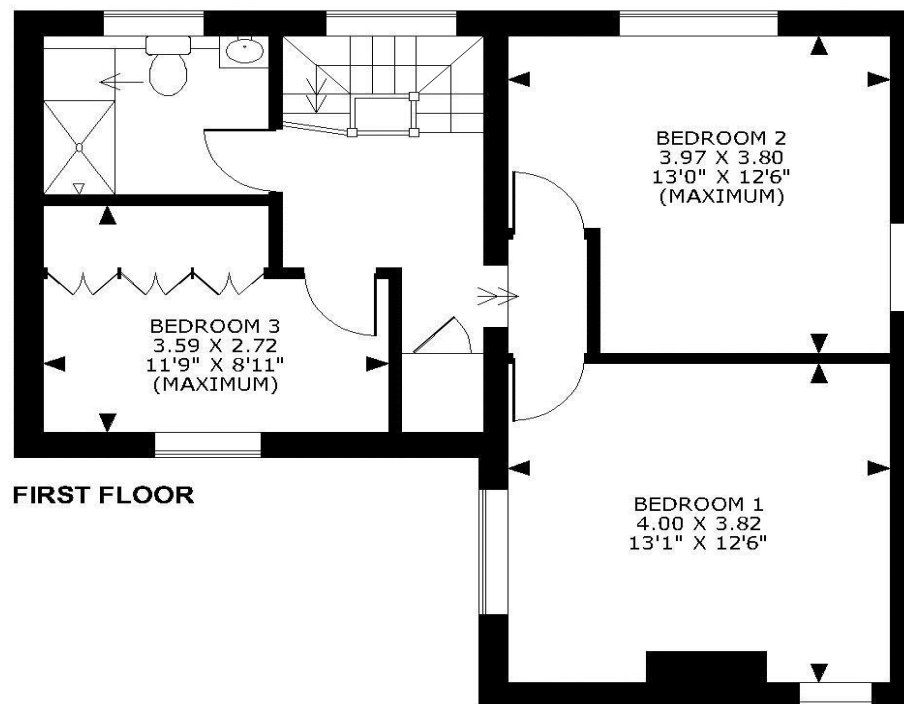
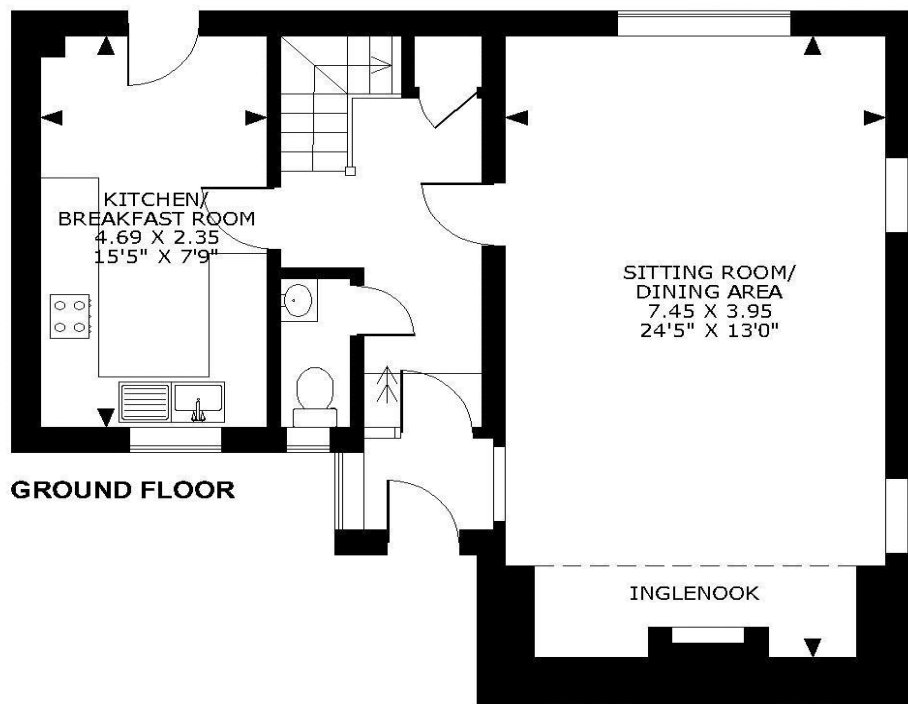
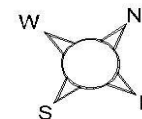
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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Approximate Gross Internal Area
Ground Floor = 533 Sq Ft/50 Sq M
First Floor = 564 Sq Ft/52 Sq M
Total = 1097 Sq Ft/102 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk