



In over 4 acres within this exclusive private setting

**Hurtlands, Sutton Place, Abinger Hammer, Dorking, Surrey, RH5 6RN**

Freehold





Picturesque semi-rural location • Two reception rooms and kitchen • Private study • Five bedrooms and two family bathrooms • Integral double garage • South facing garden • With scope for updating • 4.26 acres

#### Local information

Hurtlands is located in Sutton Place, which is between the two most sought after, picture postcard, villages of Abinger Hammer and Holmbury St Mary, with their attractive village greens, public houses and local shops. Peaslake village can be accessed across the Hurtwood with its popular village shop and Hurtwood Inn public house. A wider range of recreational, shopping and leisure facilities is available at the market town of Dorking (known for its antique shops) and the university town of Guildford, where theatres, restaurants and leisure centres are situated around its pretty cobbled High Street.

Both Dorking and Guildford have main line stations to London (Guildford to London Waterloo from about 34 minutes). Effingham railway station, around 7 miles away, has services to both London Bridge and London Waterloo.

The M25 and motorway network are available via the A3 and A24, and give fast access to both Heathrow and Gatwick airports. There are a number of good schools in the area including Cranleigh, St Catherine's, Charterhouse, Royal Grammar School, Guildford High School, Duke of Kent and Belmont. There is fantastic walking, cycling and riding country in the surrounding Surrey Hills, which are classified as an Area of Outstanding Natural Beauty.

#### About this property

Hurtlands is an attractive period house built around 90 years ago within the Surrey Hills, an Area of Outstanding Natural Beauty. The flexible ground floor accommodation comprises a spacious and bright living room with doors onto the delightful south facing garden, kitchen, dining room, study, utility room, cloakroom, bedroom and bathroom. Stairs lead up to the first floor with its bright open landing, four bedrooms and a family bathroom.

Outside the house is approached via a driveway with parking for several cars and an integral double garage. The gardens are a feature of the house being wide and private, mostly lawn and bordered by mature hedging. There is a stable and additional field at the end of the garden which is included in the sale and could be used for horses.

Hurtlands requires some updating and may offer the opportunity for extension.

#### Tenure

Freehold

EPC rating = E

#### Viewing

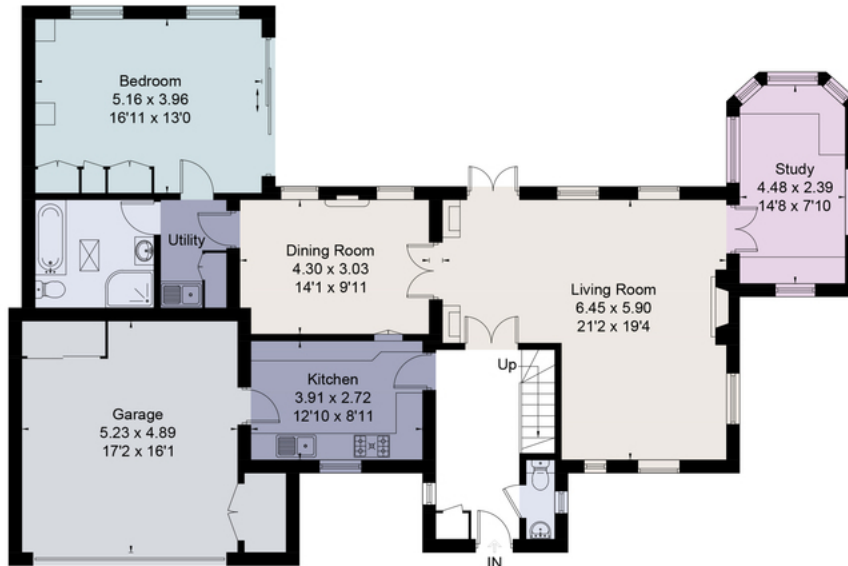
Strictly by appointment with Savills



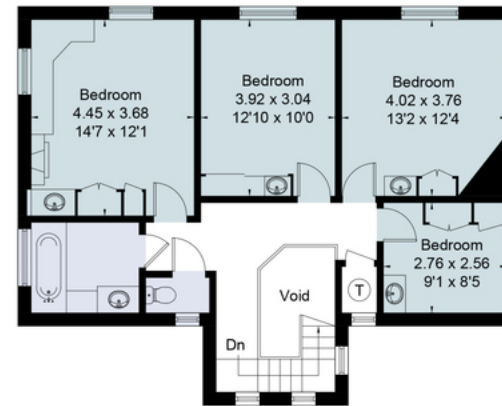




Approximate Area = 188.1 sq m / 2025 sq ft  
 Garage = 27.8 sq m / 299 sq ft  
 Total = 215.9 sq m / 2324 sq ft  
 (Excluding Void)  
 Including Limited Use Area (2.2 sq m / 24 sq ft)  
 For identification only. Not to scale.  
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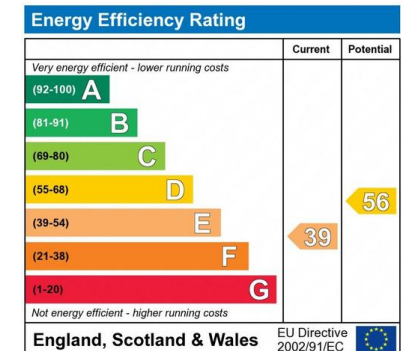


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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