



Character home in exclusive and private surroundings

Whistlefield, Sutton Place, Abinger Hammer, Dorking, Surrey, RH5 6RL

Freehold

**savills**

Superb semi rural location • Modern kitchen with adjoining dining room • 3 reception rooms • Study • Principal bedroom with dressing area and en suite • 3 further bedrooms • Secluded gardens • Garage

#### **Local information**

Whistlefield is located in Sutton Place, which is between the two sought after, picture postcard villages of Abinger Hammer and Holmbury St Mary, with their attractive village greens, public houses and local shops. A wider range of recreational, shopping and leisure facilities is available at the market town of Dorking and the cathedral city of Guildford, where restaurants, theatres and leisure centres are situated around its pretty cobbled High Street.

Guildford mainline station provides journey times to London Waterloo from 35 minutes. Effingham railway station, around 8 miles away, has services to both London Bridge and London Waterloo.

There are a number of excellent 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**

Whistlefield is understood to date from 1938 and is set in a tranquil and delightful estate within the Surrey Hills. The house is well presented throughout and provides comfortable and light accommodation.

The excellent family kitchen/

dining room is fitted with quality cabinets, granite work surfaces, a butler sink and range cooker with induction hob. A separate utility room with access outside can be found to the rear.

There are three well proportioned and versatile reception rooms including sitting room with log burning stove and a family room with access to the gardens. A study with pretty garden views provides the perfect space to work from home.

On the first floor is the principal bedroom with a generous sized dressing area and en suite bathroom with large bath and a walk-in shower. There are three further bedrooms serviced by a family bathroom.

Approached via wooden gates and set behind mature hedging, there is a large gravel driveway with parking for several vehicles, an area of lawn and access to the detached garage.

The pretty rear gardens are a particular feature, this serene space is predominantly laid to lawn with a charming summerhouse and mature borders planted with a number of shrubs and trees.

#### **Tenure**

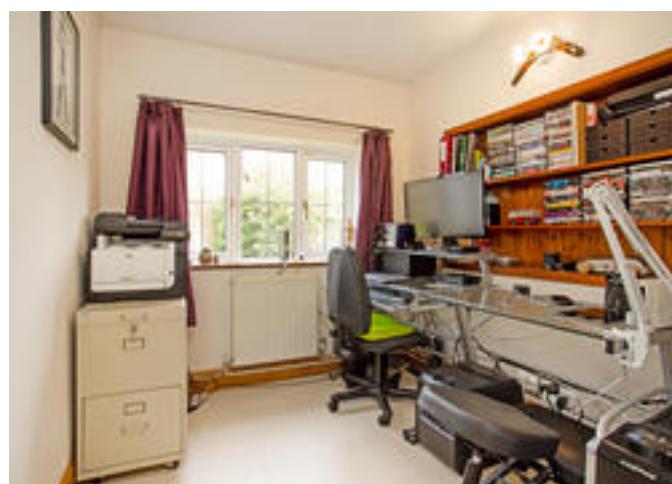
Freehold

EPC rating = E

#### **Viewing**

Strictly by appointment with Savills





Approximate Area = 1991 sq ft / 185.0 sq m

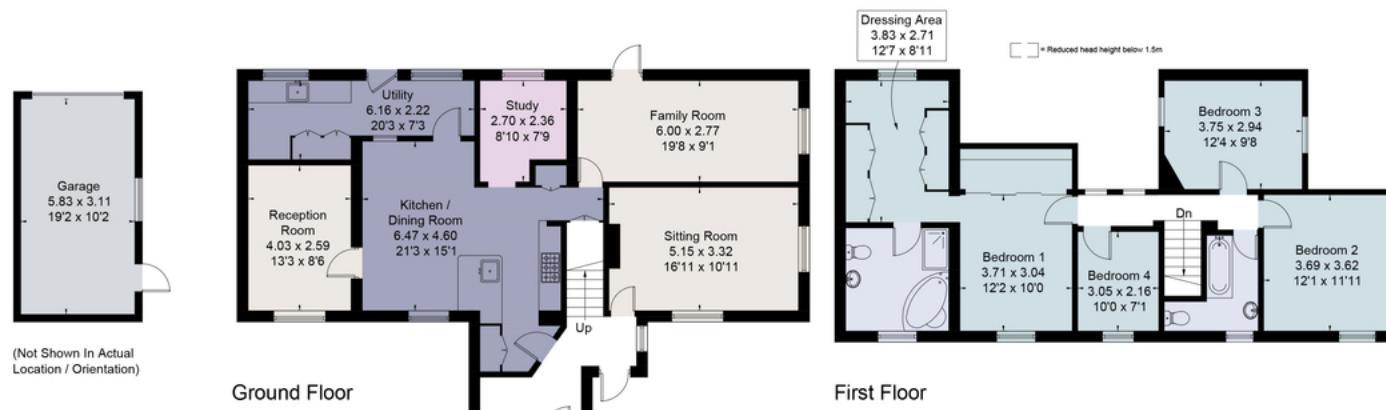
Garage = 195 sq ft / 18.1 sq m

Total = 2186 sq ft / 203.1 sq m

Including Limited Use Area (12 sq ft / 1.1 sq m)

For identification only. Not to scale.

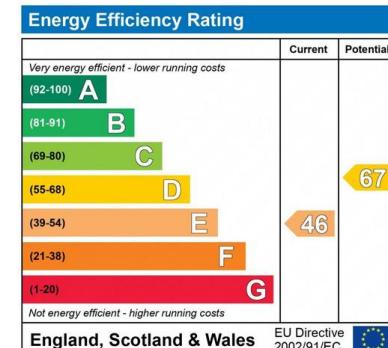
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Ground Floor

First Floor

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