



Characterful country cottage in a rural private setting

Fridays Cottage, Friday Street, Abinger Common, Dorking, RH5 6JR

Freehold

savills



Kitchen/breakfast room • Three reception rooms • Master bedroom with en suite • Three further double bedrooms • Summer house • Garage • Timber shed • 0.7 acres

About this property

Lying in a valley on the northern slopes of Leith Hill and in the heart of the Surrey Hills Area of Outstanding Natural Beauty, amidst many miles of National Trust woodland, the historical hamlet of Friday Street enjoys an idyllic location beside an ancient hammer pond on the headwaters of the Tillingbourne Stream. Fridays Cottage is tucked away set up a private drive off the country lane leading to the popular Stephan Langton Inn restaurant. Set in circa 0.7 acres of gardens, bounded to the east by land owned by the National Trust that was gifted to the local community by the novelist Beatrix Potter and composer Vaughan Williams.

Fridays Cottage is a unique cottage originally dating from the 1580's, sympathetically extended to accommodate a more contemporary style of living. The current owners have made substantial improvements to the property over the past four years.

Entering the property through an automated security gated entrance into a stone courtyard with new purpose built timber frame style double garage with electric up and over doors, log store to the rear and a utility area. The garage also includes ample storage space above. This attractive cottage is stone fronted, brick capped and pot tiled roof. Entering into the reception hall with a cloakroom,

stairs to first floor, one can break left to a recent extension to the property containing a highly finished kitchen/breakfast room. There are plans subject to planning to combine this room with the separate dining room to give an open plan dining/kitchen and sitting room snug. To the right of the entrance hall is a snug with a central grand fireplace that breaks through to the drawing room. The drawing room has a central brick fireplace with wood burning stove, a large bi folding set of French windows that open the room onto an attractive sand stone terrace leading to a raised lawn beyond and a summerhouse with York stone terrace at the top of the garden taking advantage of the late afternoon sun and views.

To the first floor are four bedrooms, two of which are en suite and a family bathroom. The period architecture is evident across this floor with a combination of exposed brick work, exposed timber beams and with pleasant views over the surrounding garden to heavily wooded parts beyond. The principle guest bedroom has a charming balcony overlooking the front of the property. The garden is largely laid to level lawn with a summerhouse which is currently used as an art studio/ yoga room/office to the side and a potting shed further up the garden. A stream runs at the bottom of the garden to the front of the cottage and is home to a wide variety of birds.



The area offers the benefits of a truly rural situation whilst being within very easy reach of all the necessary communication routes and amenities. There are direct train lines into central London from both Dorking (15 mins drive) and Guildford (25 mins drive), both being historical picturesque market towns. The nearby villages of Shere, Abinger and Forest Green provide a selection of convenience shopping and farm shops for daily needs, whilst Cranleigh, Dorking and Guildford offer the full range of shopping, leisure and cultural amenities. There is a good selection of schools in the area, including Hurtwood House, Duke of Kent, Cranleigh, St Catherine's Cranmore, St Teresa's and Belmont School. Recreational opportunities available include sport and leisure centres at Cranleigh, Dorking and Guildford, and golf at a number of clubs within easy reach.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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 Main House gross internal area = 1,997 sq ft / 186 sq m
 Garage gross internal area = 434 sq ft / 40 sq m
 Summer Houses gross internal area = 162 sq ft / 15 sq m
 Roof Terrace area = 81 sq ft / 8 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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