

MANDRAKES

BROADMOOR, ABINGER COMMON , DORKING , RH5 6JY



savills



WONDERFULLY TRANQUIL FAMILY HOUSE AND DETACHED LODGE SET IN A UNIQUE SECLUDED LOCATION SURROUNDED BY 1.5 ACRES OF GLORIOUS PRIVATE GARDENS.

MANDRAKES, BROADMOOR, ABINGER COMMON,
DORKING, RH5 6JY

Three bedroom character house ♦ Two bedroom detached
stone built lodge ♦ Private gardens and woodland circa
1.5 acres ♦ Swimming pool ♦ Picturesque rural views
♦ Off street parking for numerous cars

Description

Mandrakes is a wonderfully special property consisting of a three bedroom main house with pool and a detached stone built two double bedroom lodge enjoying fine rural views on all sides.

Mandrakes has been continuously restored over the years by our clients to provide comfortable and stylish accommodation over two floors. The kitchen boasts a four Aga with much exposed brickwork showing the galletting in the mortar, a distinctive feature of local properties. The Sitting/dining room has a central wood burning stove and door into the conservatory overlooking the swimming pool and garden. The breakfast room/study has a feature 'French fire' and wall built in cupboards again with doors to the garden.



On the first floor there are three double bedrooms and a family bathroom. The Rose room with views to the front, the Lavender room with views over the pool and garden and the glorious Master bedroom with a roll top bath set on a plinth, built in cupboards and triple aspect views.

The stone built lodge has been converted to a spacious two bedroom self contained building with a large open-plan sitting/dining room with huge log burner, a kitchen with an Aga, small study and shower room. Stairs lead to a galleried landing where there are two stylish bedrooms and a bathroom.

The wonderful grounds of approximately 1.5 acres include a pretty swimming pool. Extensive walled gardens surround the property with flower areas, woodlands, terraced areas, herb garden, orchard and vegetable plot with a fruit cage and cold frame. Much of the old terracing remains providing feature walls for espalier fruit trees and climbing plants. There are numerous outbuildings including large Greenhouses, an apricot house, Pavilion/Studio, tool shed and kennel.

Location

Mandrakes is located on the edge of picturequese Broadmoor, close to Abinger Common.

Broadmoor is an idyllic tiny hamlet set in deep in the Surrey Hills in the Tillingbourne Valley which includes the river which is linked by 12 Fly Fishing pools. An area surrounded by beautiful countryside, ideal for walking and riding enthusiasts which lies within approximately two miles of the A25 and 5 miles of Dorking town centre. The neighbouring villages offer other local amenities with the main town centres of Dorking, Cranleigh and Guildford which are within an easy drive offering a more extensive range of shops. The surrounding area offers excellent schools both state and private including Peaslake infant School, Cranleigh School, Guildford High School and The Royal Grammar School.

Dorking railway station (approx. 5 miles) offers a regular service into London with journeys from around 50 minutes.

Services

Water, Electricity on mains and private drainage, Oil.

Full Postal Address

Mandrakes, Broadmoor, Abinger Common, Dorking, Surrey, RH5 6JY

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills





FLOORPLANS

Approximate Floor Area

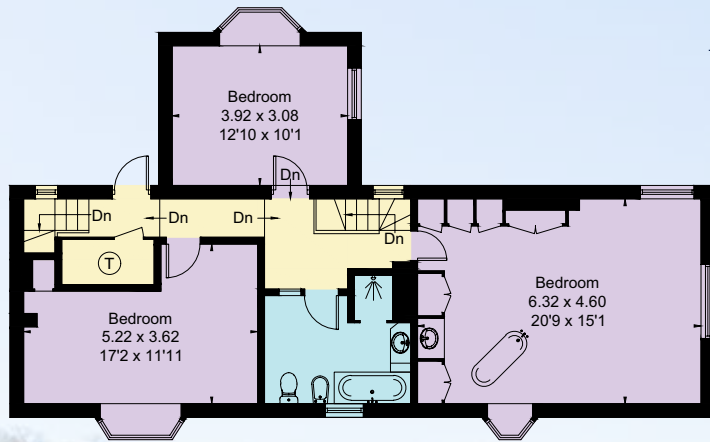
Main House = 201.4 sq m / 2168 sq ft

The Lodge = 134.6 sq m / 1448 sq ft (Excluding Void)

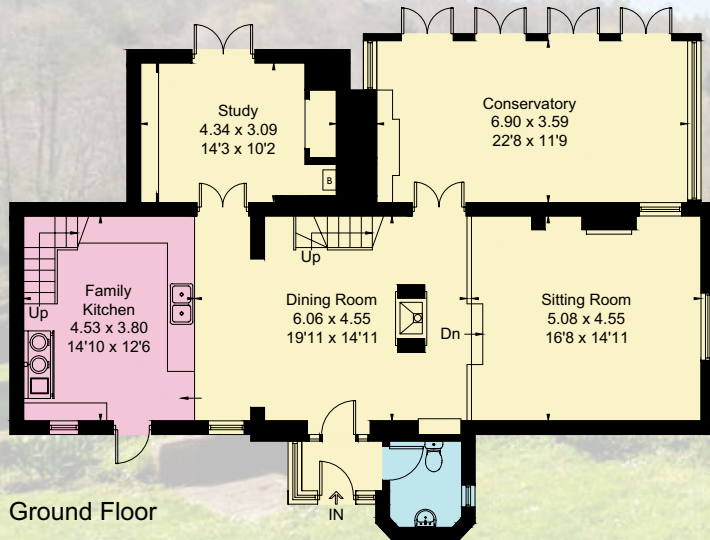
Greenhouse / Potting Shed = 19 sq m / 204 sq ft

Greenhouse = 25.6 sq m / 275 sq ft

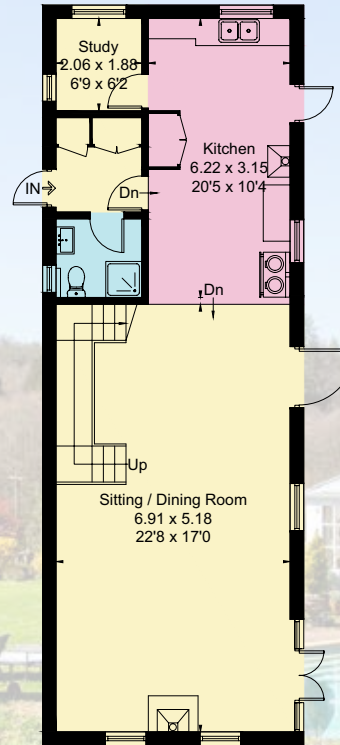
Open Garage / Garden Store = 29.3 sq m / 315 sq ft



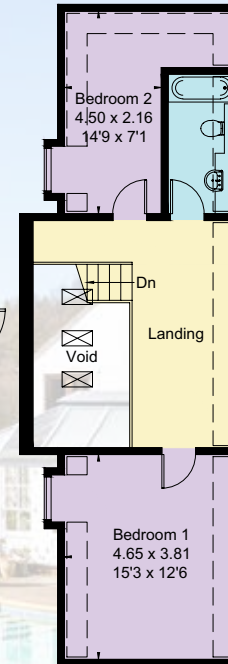
First Floor



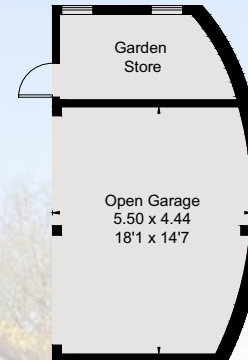
Ground Floor



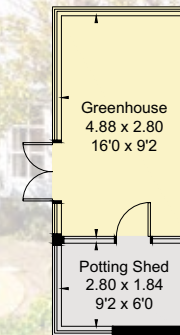
(Not Shown In Actual Location / Orientation)
The Lodge - Ground Floor



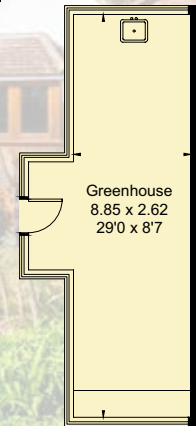
(Not Shown In Actual Location / Orientation)
The Lodge - First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		33
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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