



Delightful four bedroom detached house

Charnwood, Sutton Place, Abinger Hammer, Surrey, RH5 6RN

Freehold



Picturesque semi-rural location • Reception rooms and family kitchen • South facing garden with access to Hurtwood • Rural views over Surrey Hills to front • Detached garage summerhouse/Studio

Description

An attractive period house built around 80 years ago within sought after Sutton Place in the Surrey Hills, an Area of Outstanding Natural Beauty. The house offers excellent accommodation over two levels with three spacious reception rooms and a bright, eat-in Family kitchen with doors onto the delightful south facing garden. There is also a useful study, laundry room and guest WC on the ground floor.

Stairs lead up to the first floor with its bright open landing, four bedrooms, including a master suite with en suite bathroom, and views towards the rolling Surrey Hills. The spacious loft is accessed by a ladder and is insulated with wooden flooring and lighting.

Outside the house is approached via a driveway with parking for several cars and a detached garage. The rear garden is surrounded by high hedging and trees with a wide lawn and floral borders. A large summerhouse/studio provides further play/day space and could be created to more practical guest accommodation under any required consents.

Location

Charnwood is located in Sutton Place, which is between the two much 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 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.

Services

Water,Electricity and drainage on mains.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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Approximate Area 204.1 sq m / 2197 sq ft

Garage 13.5 sq m / 145 sq ft

Summer House / Studio 24.7 sq m / 266 sq ft

Total 242.3 sq m / 2608 sq ft

Including Limited Use Area (0.6 sq m / 6 sq ft)

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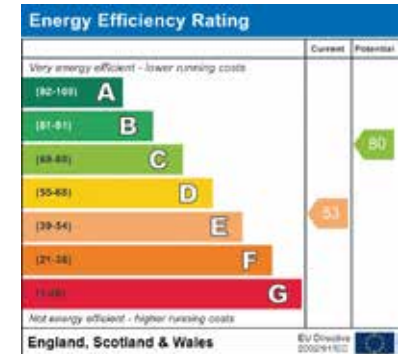
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Ground Floor

First Floor



For identification only. Not to scale. © 190619GG

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