



Idyllic country cottage in the heart of the Surrey Hills

Whiteberry Cottage, Broadmoor, Abinger Common, Surrey, RH5 6JY

Freehold



Well appointed kitchen/breakfast room • Sitting room with log burning stove • Dining room • Study/home office • 5 bedrooms • 0.5 acre grounds • Garage and outbuildings • Wonderful countryside views

Local information

Situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, amidst many miles of woodland, Whiteberry Cottage enjoys a truly idyllic location. The cottage is within close proximity of the hidden Tillingbourne Waterfall, Friday Street Pond and the renowned Stephen Langton public house. The surrounding countryside offers miles of superb walking, riding and cycling opportunities in the local area. Of particular note is the bridleway at the end of the driveway leading to the Leith Hill Tower, the highest point in South East England.

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 an excellent selection of schools in the area, including Hurtwood House, Duke of Kent, Cranleigh, St Catherine's Cranmore, St Teresa's and Belmont School.

About this property

Whiteberry Cottage is a quintessential 'chocolate box' cottage with all the character features one would expect of a property of this age, including open fireplaces and timber beams.

The cottage dates from circa 1720 and is not listed, whilst being presented to a high

standard with a contemporary feel throughout.

The ground floor accommodation comprises three reception rooms, a spacious and light sitting room with log burning stove and access to the garden, a formal dining room and a study. The kitchen with breakfast area has been fitted with modern cabinetry, AGA, electric oven, walk-in larder and an adjoining utility room.

The first floor is well laid out with a generous sized principal bedroom with built-in wardrobes, dressing area and en suite shower room. There are two further bedrooms, one with en suite bathroom and a separate shower room. Two additional double bedrooms can be found on the second floor both with stunning views across the valley.

To the front of the property is a gravel driveway, wooden gates open to a double garage with studio room above and a useful addition of two outbuildings. There is a pleasant terraced seating area enjoying views to the beautiful gardens beyond. The cottage sits well within its plot of 0.5 acre with a large area of lawn framed by mature specimen trees offering tranquility and privacy.

The client has invested in hardware to provide 4G internet access.

Tenure

Freehold





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Gross internal area (approx) 2445 sq ft

Outbuildings 772 sq ft

Total 3217 sq ft

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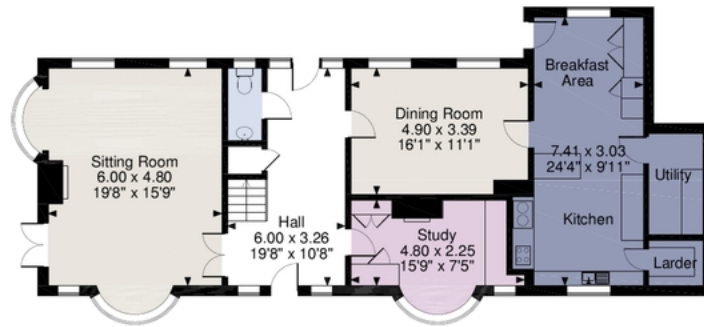
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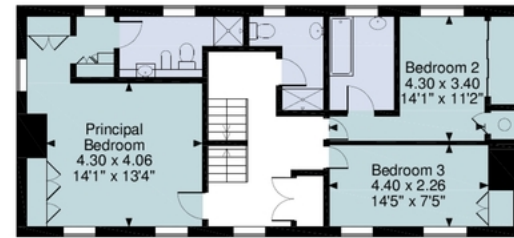
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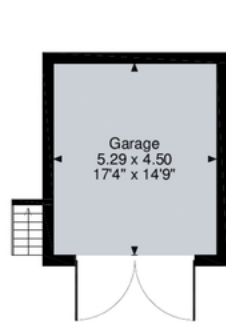
Whiteberry Cottage, Broadmoor, Abinger Common
Main House gross internal area = 2,445 sq ft / 227 sq m
Garage gross internal area = 374 sq ft / 35 sq m
Outbuildings internal area = 398 sq ft / 37 sq m
Total gross internal area = 3,217 sq ft / 299 sq m



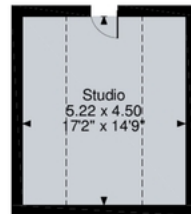
Ground Floor



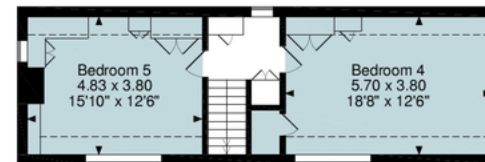
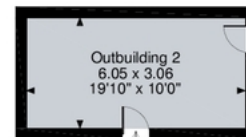
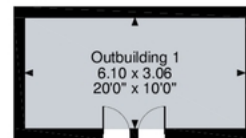
First Floor



Outbuilding



Garage First Floor



Second Floor

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 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			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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