



Well presented village home with south facing garden

Drakes, Dorking Road, Abinger Hammer, Dorking, Surrey, RH5 6SA

Freehold

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Convenient location within the village • Well presented throughout • Three reception rooms • Four bedrooms • Three bathrooms (two en suite) • Delightful garden

Local information

Drakes occupies an enviable location in the heart of the Surrey Hills. The area is renowned for its scenic beauty and is designated an Area of Outstanding Natural Beauty. Abinger Hammer is well served with its local shop, cookery school, cricket green and the popular Kingfisher Farm Shop whilst nearby Gomshall has two public houses.

Surrounding the property are miles of woodland and open countryside and the area abounds with popular villages, such as Peaslake and Shere, all of which have good local amenities.

More extensive recreational, educational and shopping facilities can be found at Cranleigh, Guildford and Dorking, the latter two offering mainline rail services to London and nearby Gomshall station provides services to Reading and Gatwick. The A3 and M25 can be accessed at Ockham and Leatherhead respectively, giving access to the motorway network and Heathrow and Gatwick Airports.

The area is well served for schools, from the nearby preparatory schools of Belmont and Duke of Kent to the renowned private schools in Guildford, Cranleigh and Reigate.

About this property

Drakes represents a beautifully presented village home occupying a superb position in the well regarded village of Abinger Hammer. The property was fully renovated

in recent years by the current owners and provides a comfortable home well suited to a family or downsizer.

The modern kitchen/breakfast room is very much the heart of the home and has been fitted with traditional cabinetry, central island, integrated appliances including a wine fridge and ample space for informal dining. French doors from the kitchen open on to the patio with its pleasant seating area and garden beyond.

The triple aspect sitting room is a generous size measuring over 25 ft and leads to the adjoining dining room. A study, large utility room and cloakroom complete the downstairs accommodation.

To the first floor is a wonderfully light principal bedroom with vaulted ceiling and exposed beams, built-in storage and an en suite with walk in shower. There are three further bedrooms (one en suite) and a family bathroom.

Outside, the pretty gardens have been well tended over the years. There are numerous planted beds, an area of lawn and views across neighbouring farmland.

Parking is provided on the driveway adjacent to the property.

Tenure

Freehold

Local Authority

Guildford Borough Council





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Gross internal area (approx) 2197 sq ft

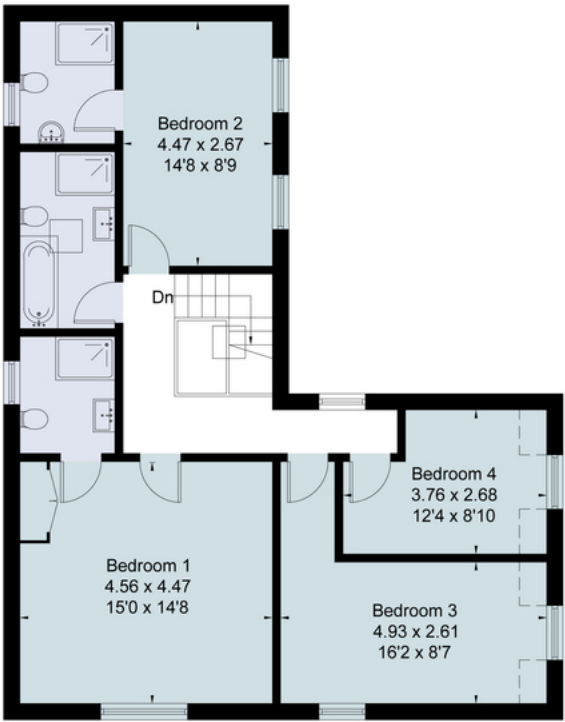
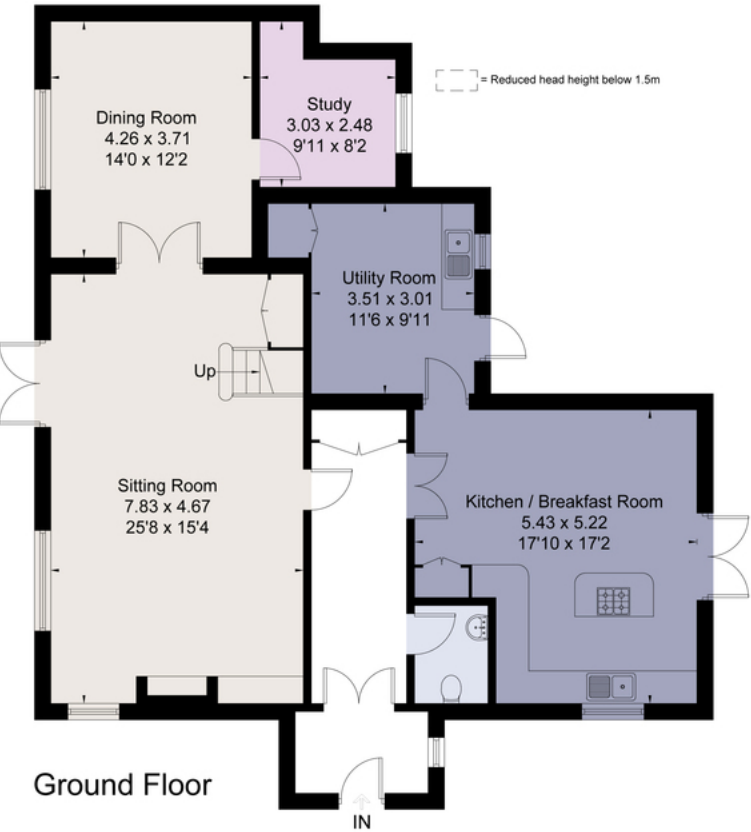
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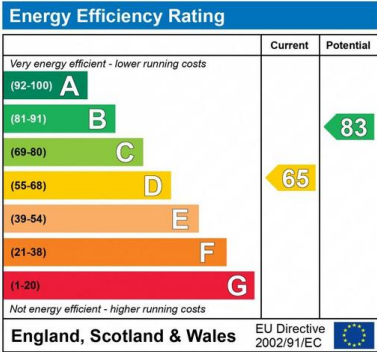
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Approximate Area = 2197 sq ft / 204.1 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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