



Copse House, Abinger Hammer, Surrey



A stunning contemporary modern family house, of dignity and beauty, **designed and executed with great imagination and flair**, the interior is an organic, orderly display of levels, taking full advantage of the secluded views and the tranquil setting, with every room having the benefit of expansive glazing and rural views.

In a beautiful private rural setting high in the Surrey Hills, the property lies between Guildford and Dorking. On a large garden plot, the house is set centrally, protected by automatic gates, backing southwards onto a rural landscape.

Summary of accommodation

Five bedrooms | Dressing room | Three bathrooms (two en suite)

Reception hall with feature helical concrete staircase | Cloakroom | Ground floor sitting room with access to sun terrace | Lower ground floor sitting area with dining area open to feature Poggenpohl kitchen | Matching utility room

First floor study with further sun terrace and aluminium bladed brise soleil shuttering

Electric gated access | Rural sunny garden backing on to open fields to the south and west

Under GBC application 24/P/00007, Permitted development rights have been reinstated

In all approximately 1.4 acres

Distances

Guildford 8 miles, Dorking 6 miles, Cranleigh 5.5 miles

(All distances and times are approximate)



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Situation

Copse House sits at the end of a private road in a beautiful peaceful and rural setting, high in the Surrey Hills between Guildford and Dorking, with miles of beautiful walking countryside in The Hurtwood on the doorstep.

The villages of Peaslake, Holmbury and Abinger are all close by and there is a village shop in Peaslake and a farm shop in Abinger, selling a variety of local produce. Guildford, Dorking and Cranleigh are all easily accessible by car and offer busy and picturesque High Streets with a wide variety of shops and supermarkets, restaurants and bars.

There are comprehensive sports and leisure centres in each town and a wide variety of schools, including village schools in Peaslake and Abinger Hammer.

For commuters there are train services at Guildford, Clandon, Effingham and Dorking which provide regular commuter services to Waterloo and Victoria.



The property

Copse House was designed by an award-winning architect to a stunning contemporary design, characterised by dramatic horizontal lines and masses. A feature of the house is the central glazed atrium enclosing the helical concrete staircase which connects the two main levels of the house. Expansive accommodation has been carefully planned with lengthy rows of glass. The property is set into the landscape, although without a basement, ground levels excavated and retained by stone gabions, an extensive gravelled walkway detailed around the house. This modernist contemporary family house is enclosed by visual concrete walling, relieved by timber cladding, coursed Welsh stonework and proprietary render. The Brise Soleil aluminium bladed shuttering serves as shading for the glazed elevations and the unique home office.

Internally, the house design has been carefully considered to provide an open plan, light filled space that blends the inside with the outside, a harmony achieved with the environment. Extensive terracing on the raised ground floor, provides an enticing entertaining space which spans the ground floor terrace, this connecting immediately with the garden.





The views from these terrace areas are over rural countryside and adjoining fields, and this is a peaceful setting to enjoy the organic architecture which blends into its surroundings.

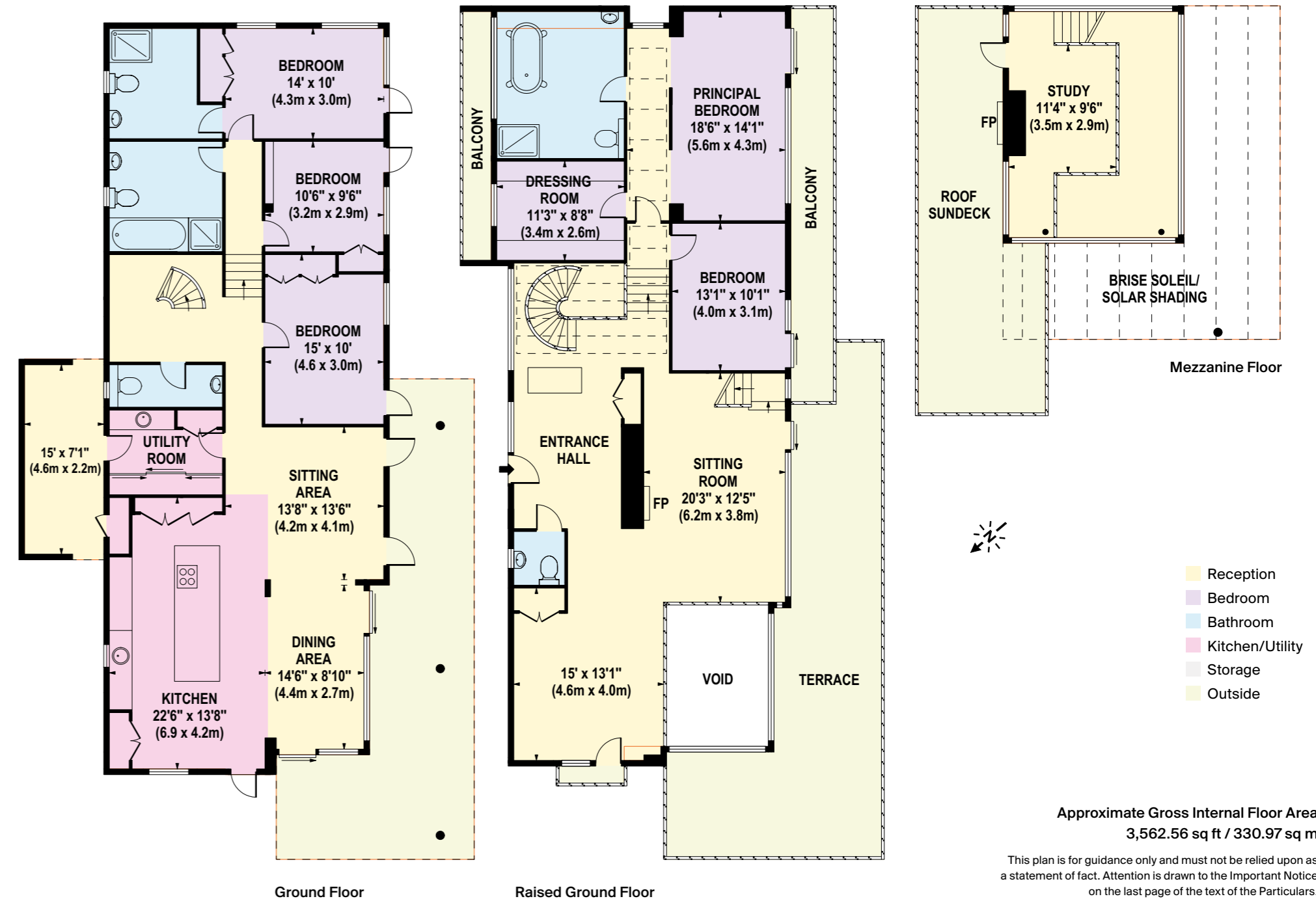
The whole accommodation is incredibly light with glass walls open to the landscape, although the blend of visual concrete and white painted plaster creates a delightful warm space, embracing natural wood finishes. Resin floor finishes complement the underfloor heating throughout.



The formal reception areas are on the raised ground floor. The exterior walling is essentially made up of glass doors, opening up onto the terrace with glass balustrade, this walling breaking down the boundaries of the interior and the exterior, filling the space with natural light. The feature metal open tread staircase from the sitting room rises to the unique home office which benefits from panoramic rural views, with access onto a secluded private sun deck with feature fireplace.

The principal bedroom suite is approached via a glazed ceiling walkway and incorporates a dressing room and en suite bathroom, the glazed doors allowing access onto a private covered balcony with garden views. There is another bedroom at this level with three further bedrooms on the floor below, including a guest suite, all of which have doors onto the garden.

On this lower level is the open plan informal reception area which opens into a stunning Poggenpohl fitted kitchen with huge island area and adjoining matching utility room. The large entertaining terrace is also accessed from this level and leads directly on to the lawned garden. Hidden solar panels at roof level supplement the hot water provision, there is also a Mechanical Ventilation and Heat Recovery System which helps control the internal environment during both summer and winter months.





Outside

Copse House is approached via electric automatic gates and a gravelled driveway which terminates in a parking and turning area with pathways to the front door and the garden. The garden completely surrounds the house and comprises lawns with flower beds and mature trees lining the boundaries, offering complete seclusion and a wonderful feeling of space and rural country living. There are open fields to the south and west and a nearby footpath leads directly in to The Hurtwood providing miles of glorious woodland walks. In all the garden extends to approximately 1.4 acres.

Services

Mains water, electricity, drainage and calor gas heating.





Directions (RH5 6RS)

From Guildford take the A25 through Gomshall Village and on to Abinger Hammer. Turn right on to the B2126 to Ockley, Holmbury St Mary and Forest Green and proceed for one mile. Turn right into Hoe Lane, Abinger Hammer, by a post box and continue up the hill, passing Sutton Place and Knobfield and drop down the hill and turn left into Westfield where Copse House will be found at the end on the right.

Property information

Tenure: Freehold
Local Authority: Guildford Borough Council
Council Tax: Band H
EPC Rating: B



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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A wooden gate with vertical slats, illuminated at night. The gate is flanked by two pillars, each with a light fixture. The text 'COPSE HOUSE' is visible at the bottom of the gate. The background shows trees and a dark sky.

COPSE HOUSE