



# PARK HOUSE

Abinger Common, Surrey





# A STUNNING PROPERTY BUILT IN 2013 TO AN EXACTING STANDARD IN 20 ACRES AND FAR REACHING SOUTHWESTERLY VIEWS

## Summary of accommodation

Entrance hall | Kitchen/breakfast/family room | Living room | Drawing room | Office | Wine store | Utility room | Boot room with shower room | WC

Principal bedroom with dressing room and en suite bathroom | Five further bedrooms with five en suite bathrooms

Double garage and carport with studio above | Plant room | Two store rooms

## Hunters Cottage

Kitchen/dining room | Sitting room | WC | Two bedrooms | Bathroom

## Equestrian facilities

Thirteen loose boxes | Tack room with WC | Store room | Wash room with warm water

Tractor store | Barn | Manège and direct access to bridleways

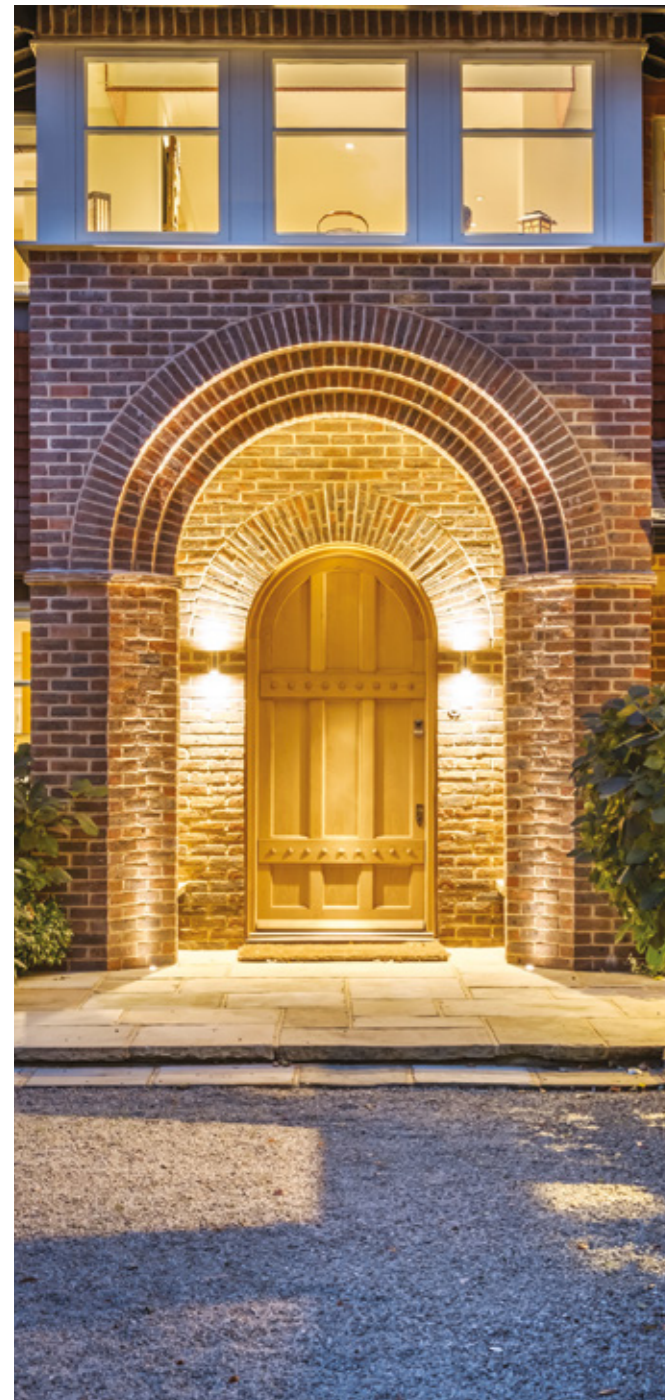
Swimming pool

In all about 20.7 acres

**Distances:** Peaslake 2.1 miles, Abinger Hammer 2.3 miles, Dorking 3.9 miles (London Waterloo 53 minutes or London Victoria 58 minutes)

Cranleigh 5.2 miles, Guildford 8.2 miles (London Waterloo 35 minutes), A3/M25 9.3 miles

**Airports:** London Gatwick 9.7 miles, London Heathrow 19 miles (All distances and times are approximate)



## SITUATION

Park House, which occupies an elevated position in the heart of the Surrey Hills is beautifully set back from the public highway along its own gated, private drive on which is situated the property's cottage/gatehouse which affords outstanding privacy and security. Nestled on the outskirts of the popular village of Abinger Common, views over the private acreage to the South West are the envy of many. In this designated Area of Outstanding Natural Beauty outdoor pursuits such as horse riding, mountain-biking and golf are unparalleled. This desirable enclave provides everything you might wish from country living and still within easy reach of London. Other popular villages such as Shere, Holmbury St Mary and Peaslake are close by and enjoy thriving communities which benefit from public houses, restaurants, local shops, amenities catering for day to day needs and a surgery. Of particular note is Kingfisher Farm Shop in Abinger Hammer and Peaslake Village Store. Holmbury Hill, with its Iron Age fort and over 60 miles of paths and tracks, offers opportunities for walking, riding and cycling. Superb educational, recreational and shopping facilities can be found at Guildford to the west, Dorking to the east and Cranleigh to the south. Dorking and Guildford offer mainline railway stations to London or one could travel further to Redhill to pick up the fastline, the A3 and the M25 can be reached at Guildford, Cobham and Leatherhead giving access to the national motorway network and also Heathrow, Gatwick and Southampton airports.

Nearby Gomshall station provides services to Guildford, Reading and Gatwick. Local schools include Duke of Kent, Leith Hill School, Hurtwood, Cranmore, St Teresa's, Lanesborough, Longacre, St Catherine's, Cranleigh School with further renowned independent and state schools in Guildford, Dorking and Cranleigh. There are also further easily accessible primary schools in Peaslake, Abinger Common and Shere. Leisure activities in the area include golf at a number of local courses including but not limited to Effingham, Woking, Worplesdon, Wisley and Beaverbrook. Numerous sporting facilities are available within a 10 mile radius.



# SPECIFICATION

- EPC B
- Ground source and air source heat pump which ensures a sustainable and eco-friendly property
- Built to Code3 of Sustainable Homes standards
- Full Fibre Broadband: 900mbps
- Mechanical Ventilation with Heat Recovery throughout.
- Photo Voltaic panels (hidden on roof) which offer income generation
- Category 6 cabling throughout
- Optional bore hole or mains water which offers high water pressure.
- Optional rain water harvesting
- Outdoor swimming pool, heated by air-source heat pump
- Underfloor heating throughout the ground floor
- Underfloor heating throughout the principal suite and landing
- Air conditioning/heating in principal bedroom
- Air conditioned walk-in pantry
- Air conditioned wine cellar (~1400 bottles capacity)
- Lutron Lighting
- Control 4: Smart Home Automation & Control Systems
- Stunning views over the property's private land to the South West.
- Deer, rabbit proofed tree plantation currently 200 trees with capacity for ~1000 trees
- External warm water shower ideal for dog washing.
- Irrigation watering system
- Fenced paddocks on sandy soil ideal for all year round grazing

## Kitchen

- AGA Total Control + Elec AGA style twin oven & hob (to quote it means it is included in the sale)
- Insinkerator waste disposal
- Insinkerator instant hot water tap

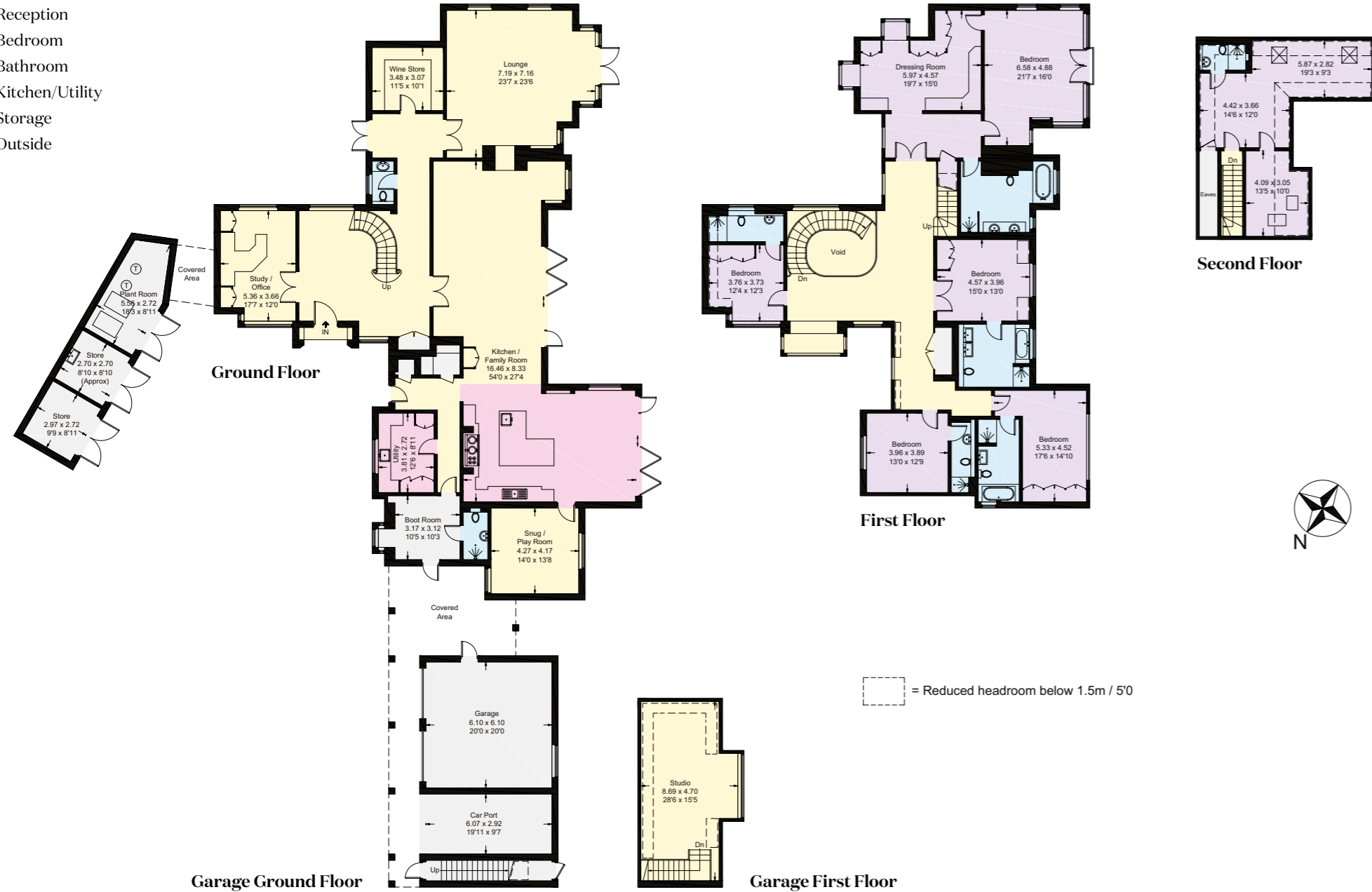








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House / Studio = 623.4 sq m / 6710 sq ft  
 Garage Block / Stores = 73.8 sq m / 795 sq ft  
 Total = 1120.9 sq m / 12065 sq ft (Excluding Void / Car Port)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.









# PROPERTY INFORMATION

**Tenure:** Freehold

**Local Authority:** Mole Valley District Council: 01306 885001.

**Council Tax:** Park House - Band H, Hunters Cottage - Band D

**Services:** Ground and air source heating. Mains water (optional bore hole) and electricity. Private drainage (Klargester).

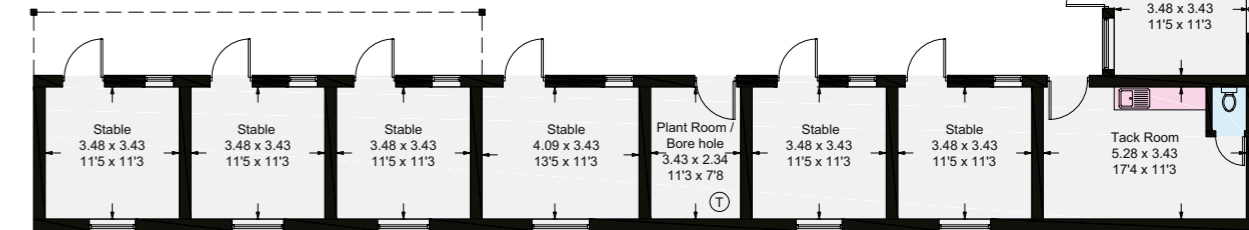
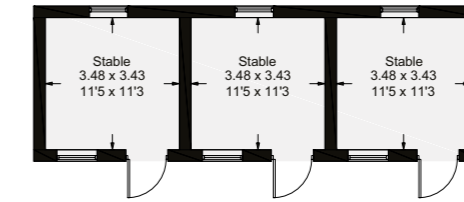
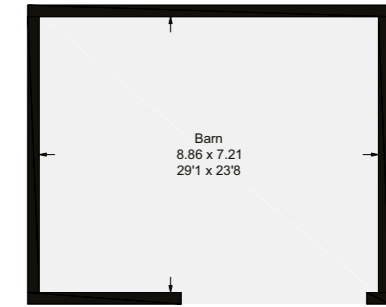
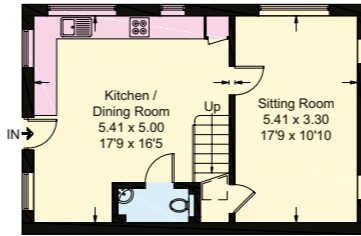
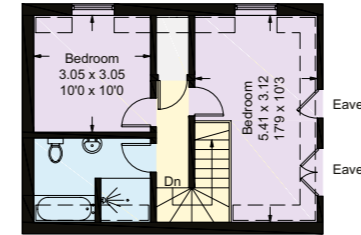
**Directions**

**Postcode:** RH5 6LW

**What3words:** ///churn.chained.cafe



= Reduced headroom below 1.5m / 5'0



- Reception
- Bedroom
- Bathroom
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- Storage
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Approximate Gross Internal Area  
 Hunters Cottage = 85.7 sq m / 922 sq ft  
 Outbuildings = 338.0 sq m / 3638 sq ft

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**house.**  
PARTNERSHIP

**Knight Frank**



**Morten Boardman**

01483 617930

morten.boardman@knightfrank.com

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford GU1 3DE

[knightfrank.co.uk](http://knightfrank.co.uk)

**Julia Meadowcroft**

020 7861 5390

julia.meadowcroft@knightfrank.com

**Knight Frank Country Department**

55 Baker Street, London

W1U 8AN

**David Carter**

01483 266705

dcarter@housepartnership.co.uk

**House Partnership**

Astra House, The Common

Cranleigh, GU6 8RZ

[housepartnership.co.uk](http://housepartnership.co.uk)

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