

St. John's Cottage, Abinger Common, Surrey



A delightful country cottage in an exceptional setting.

Summary of accommodation

Ground Floor - Entrance hall | Kitchen/breakfast room | Sitting room
Family room | Cloakroom

First Floor - Principal bedroom with en suite bathroom
Two further double bedrooms | Family bathroom

Second Floor - Two further double bedrooms

Garden and grounds - Annexe | Outbuildings | Garaging | Utility Room
Greenhouse

In all approximately 0.36 acre

Distances

Dorking 5 miles, Guildford 11 miles, Peaslake 3 miles, Shere 5 miles, Effingham Junction 8 miles (London Waterloo 45 mins), A3 10 miles, M25 12 miles, London Gatwick 9 miles, London Heathrow 19 miles (Distances and time approximate).



5



2



2



0.36
acre

EPC
F





Location

St. John's Cottage is located in the delightful hamlet of Abinger Bottom on an extremely picturesque no through lane, towards the centre of the Surrey Hills Area of Outstanding Natural Beauty in an exceptional rural location surrounded by Wotton Estate and National Trust woodland. Local footpaths lead to Leith Hill, Holmbury Hill and Pitch Hill. The pretty villages of Peaslake, Holmbury St Mary, Abinger Hammer and She are all close by offering a range of shops, amenities and pubs.

The surrounding countryside and villages are ideal for walking, mountain biking, horse riding and golf, with Effingham, Woking, Worplesdon and Wisley Golf Clubs all close by. Local independent schools include Belmont School, Holmbury St Mary; Duke of Kent School, Ewhurst; St Teresa's School, Effingham; Cranleigh School, Cranleigh and Royal Grammar School, Guildford High School and Tormead in Guildford.

St. John's Cottage

St. John's Cottage is an utterly charming house with part tile hung elevations enjoying well stocked and beautifully maintained gardens. The extensive accommodation is arranged over three floors with a generous utility/boot room which leads to the kitchen/dining room, hall, cloakroom and sitting room open to a family room.

On the first floor there are two bedrooms and a family bathroom, a generous landing and master bedroom with an en suite bathroom. On the second floor there are two further bedrooms.





Garden and Grounds

Outside, the property is approached through a five bar gate and gravelled driveway, leading to the front of the house and the detached double garage with adjoining utility room and impressive studio/guest bedroom with separate shower room above.

The gardens of the property are beautifully landscaped and mostly laid to lawn and well stocked with an extensive collection of specimen shrubs.

Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains electricity and water, with oil fired central heating and private drainage.

Local Authority & Council Tax Band: Mole Valley Council – 01306 885001. Tax band G

Energy Performance Certificate Rating: Band F

Directions (Postcode: RH5 6JN)

From Guildford: Join the A25 at Newlands Corner and drive past Shere and Gomshall. After 5 miles turn right onto Hollow Lane (signposted Abinger Common, Friday Street and Leith Hill).

From Dorking: Join the A25 and drive through the villages of Westcott and Wotton. After 3 miles turn left onto Hollow Lane (signposted Abinger Common, Friday Street and Leith Hill).

After 1.4 miles turn left onto Abinger Common Road (signposted Abinger Bottom). The single-track lane winds through the woods for half a mile. St John's Cottage is the first house on the right at the foot of the hill.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

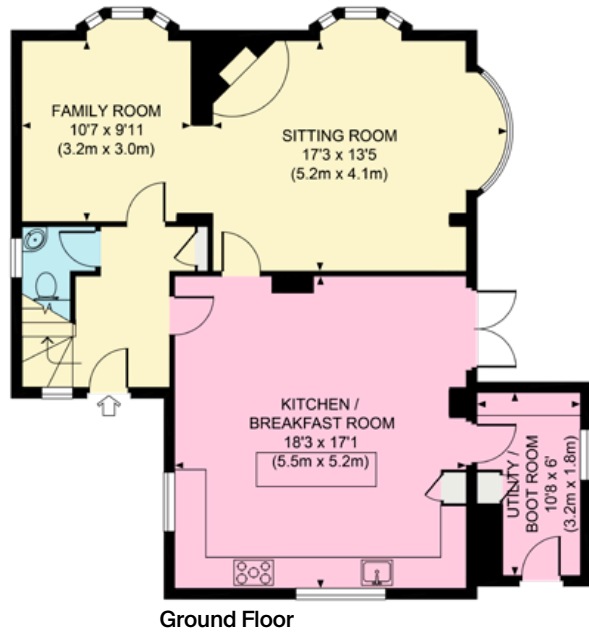


Approximate Gross Internal Floor Area

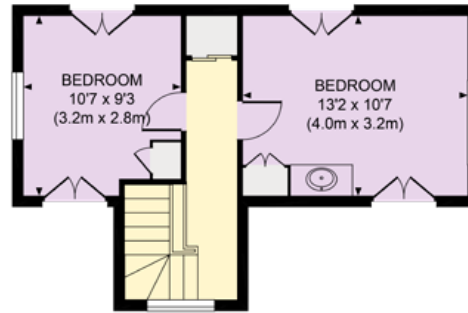
Main House: 1,826 sq ft / 169.7 sq m

Outbuildings: 775 sq ft / 72.0 sq m

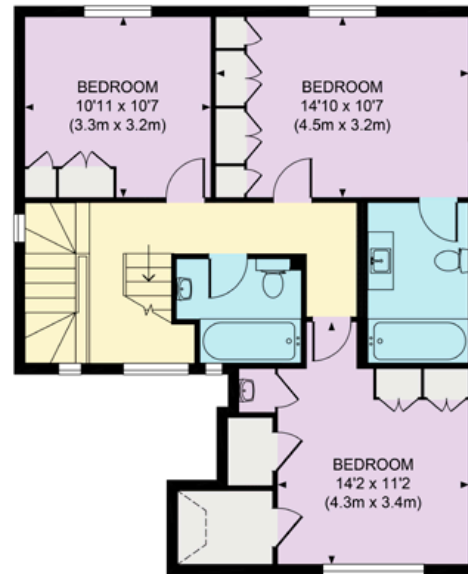
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



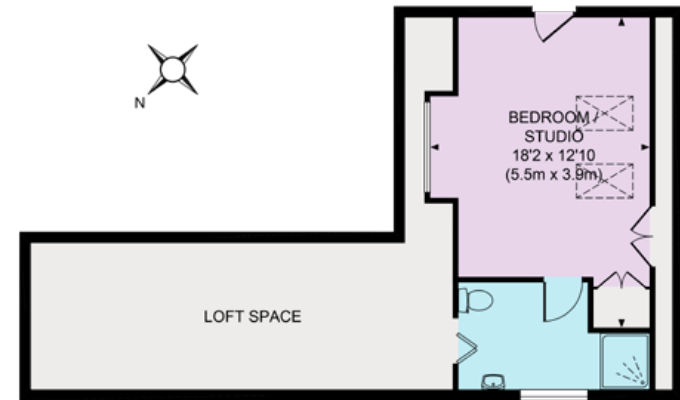
Ground Floor



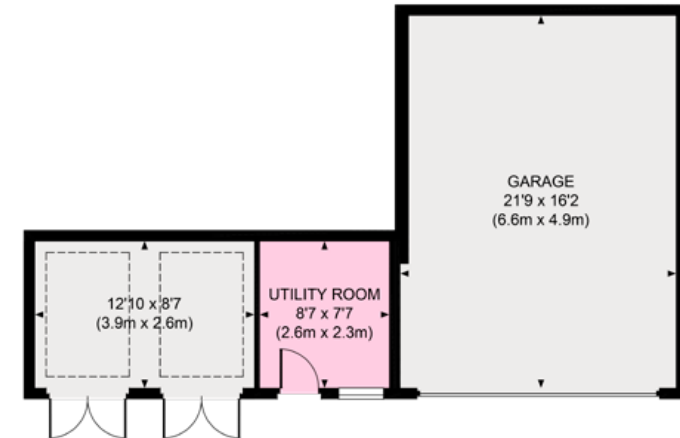
Second Floor



First Floor



Outbuilding First Floor



Outbuilding Ground Floor

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I would be delighted to tell you more

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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2022. Photographs and videos dated December 2022.

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