



HATCH FARM COTTAGE
DORKING ROAD, ABINGER HAMMER, DORKING, SURREY

JACKSON-STOPS 

**HATCH FARM COTTAGE, DORKING ROAD, ABINGER HAMMER,
DORKING, SURREY RH5 6SB
GUIDE PRICE £1,250,000**

A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME SET IN ABOUT 1.6 ACRES, ENJOYING A GLORIOUS EDGE OF VILLAGE SETTING, DIRECT ACCESS TO THE NORTH DOWNS AND GOMSHALL STATION WITHIN EASY WALKING DISTANCE



DISTANCES

GOMSHALL STATION 0.4 OF A MILE
SHERE 1.4 MILES
EFFINGHAM 5.3 MILES
DORKING 5.8 MILES
GUILDFORD 7.8 MILES

GROUND FLOOR

- Entrance hall
 - Cloakroom
 - Utility/boiler room
 - Study area
 - Kitchen/dining room
 - Sitting room
 - Conservatory
-

FIRST FLOOR

- Main bedroom with dressing area and en-suite
 - Three further bedrooms
 - Family bathroom
-

OUTSIDE

- Delightful gardens
- Detached garage with store
- Detached stable with store
- Paddock to the north
- Gated driveway to the front providing parking
- In all, the grounds extend to about 1.63 acres

DESCRIPTION

Hatch Farm Cottage is a beautifully appointed detached family home occupying a delightful semi-rural setting on the edge of Abinger Hammer. Enjoying direct access to the surrounding countryside, the property backs onto the woodland and footpaths of the North Downs, while Gomshall railway station is conveniently located less than half a mile away. The present owners have comprehensively renovated and modernised the property to an exceptional standard, including the retiling and refelting of the roof. At the heart of the home is a magnificent open-plan kitchen/dining room - beautifully fitted with an extensive range of quality units, integrated appliances, quartz worktops and a large central island. Folding doors open onto a substantial sun terrace, creating a seamless connection between the house and garden. The charming double-aspect sitting room features a wood-burning stove, attractive curved bay window and conservatory, while a study area, cloakroom and utility/boiler room complete the ground floor. The first floor provides a main bedroom with dressing area and luxurious en-suite, together with three further bedrooms (all with built in wardrobes) and a beautifully appointed family bathroom. Approached via gates, a generous shingled driveway provides extensive parking and access to the detached garage with adjoining garden store. The attractive front garden is principally laid to lawn, while to the rear a substantial sun terrace creates an ideal space for outdoor dining and entertaining, with steps rising to delightful lawns bordered by mature trees and well-established planting. Beyond, the gardens gently rise to a useful stable and store, before opening into a delightful paddock enjoying an elevated position with glorious views across the surrounding Surrey countryside. Backing directly onto the North Downs, the grounds offer an exceptional combination of privacy, space and immediate access to miles of beautiful walking and riding country. In all, the grounds extend to about 1.63 acres.

LOCATION

Hatch Farm Cottage occupies a delightful semi-rural position between the sought-after villages of Abinger Hammer and Gomshall, in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty. Surrounded by glorious countryside, the property enjoys immediate access to an extensive network of public footpaths, bridleways and scenic walks. Abinger Hammer is one of Surrey's most picturesque villages, while nearby Shere offers an excellent range of facilities for everyday needs, including a village shop, cafés, pubs and other local amenities. The market town of Dorking, approximately six miles to the east, provides an excellent selection of national and independent shops, restaurants, cafés and supermarkets, together with Dorking Halls, offering cinema, live performances and a leisure centre. Guildford, the county town of Surrey, lies to the west and offers extensive shopping, dining and cultural amenities, together with a mainline station providing fast services to London. Gomshall station, less than half a mile away, offers regular rail services to Guildford and Redhill, whilst the A3, Junction 9 of the M25 at Leatherhead and the national motorway network are all readily accessible.



HATCH FARM COTTAGE

MAIN HOUSE 1,814 SQ FT/168.5 SQ M
OUTBUILDINGS 680 SQ FT/ 63.2 SQ M
TOTAL APPROX. FLOOR AREA 2,494 SQ FT/231.7 SQ M

Post Code: RH5 6SB

Latitude: 51.217753 Longitude: -0.43722

What3words: lofts.crunch.saying

Council Tax Band: G

Local Authorities:

Guildford Borough Council, Tel. 01483 505050

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

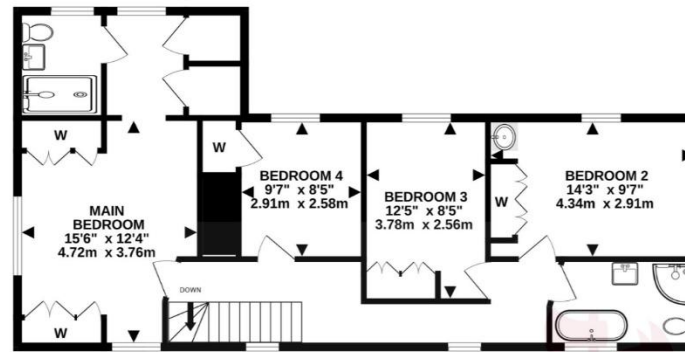
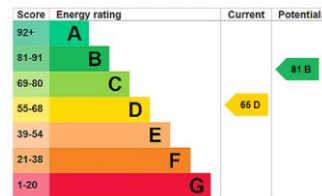
Sewerage – Mains supply

Rights and Restrictions:

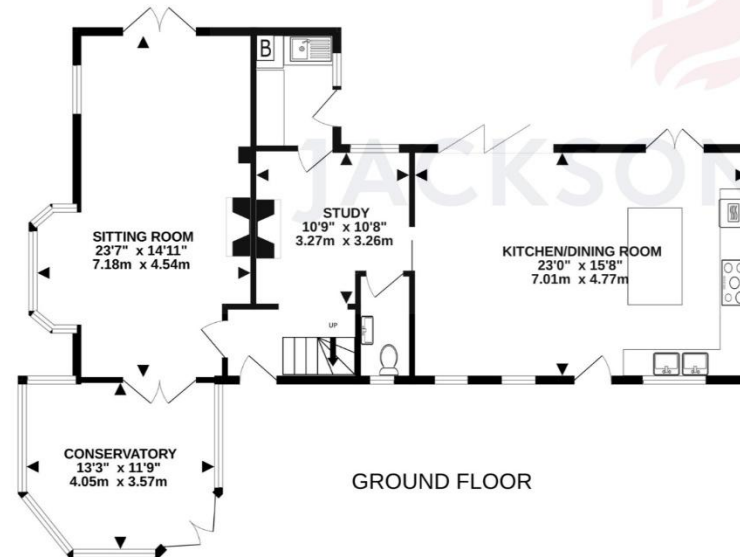
Ask agent

Risks:

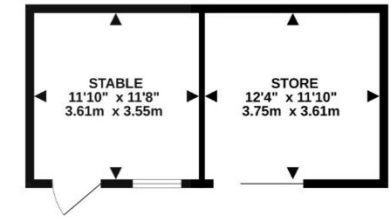
No flood risks



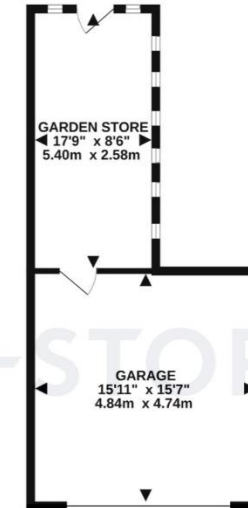
FIRST FLOOR



GROUND FLOOR



OUTBUILDINGS



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910