MERRYBROOK

HORSHAM ROAD, ABINGER HAMMER, DORKING, SURREY

JACKSON-STOPS

MERRYBROOK, HORSHAM ROAD, ABINGER HAMMER, DORKING, SURREY RH5 6RD

AN IMMACULATELY APPOINTED FAMILY HOME ENJOYING FAR-REACHING VIEWS IN A HIGHLY SOUGHT-AFTER SURREY HILLS SETTING

DISTANCES (Approximate)

ABINGER HAMMER 1.5 MILES
GOMSHALL STATION 1.5 MILES
HOLMBURY ST. MARY 2.5 MILES
DORKING 6 MILES
GUILDFORD 10 MILES
M25 (J9) LEATHERHEAD 12 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Study
- Kitchen/dining/family room
- Utility/plant room
- Bedroom four
- Shower room

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom

OUTSIDE

- Extensive driveway providing ample parking
- Detached double garage
- Established gardens and grounds
- Delightful seating areas
- Far-reaching countryside views
- In all, the grounds extend to approx. 0.4 of an acre

NO ONWARD CHAIN

DESCRIPTION

Merrybrook is a most attractive and immaculately appointed family home, occupying an elevated and commanding position within its plot of approximately 0.4 of an acre and enjoying a wonderful semi-rural setting with far-reaching views, conveniently positioned between the much-admired villages of Abinger Hammer and Holmbury St. Mary.

The property has been extended and comprehensively refurbished to an exacting standard, with a refined quality of finish evident throughout. This includes herringbone engineered wood flooring across much of the ground floor, handcrafted timber doors and double-glazed windows, complemented by modern technologies including wet underfloor heating, electric underfloor heating to the bathrooms and Cat 6 cabling.

The well-proportioned and versatile accommodation is centred around a spacious, partly galleried reception hall. The double-aspect sitting room has patio doors onto a sun terrace and glazed double doors to an intelligently designed study, allowing the rooms to be separated or combined.

A particular highlight is the beautifully appointed, triple-aspect kitchen/dining/family room, extending to almost 33 ft and fitted with bespoke cabinetry, integrated appliances, a three-oven range cooker with induction hob, substantial central island and solid granite work surfaces. Patio doors open onto the terrace and there is a useful utility/plant room.

A ground-floor double bedroom with direct garden access is served by an adjacent luxurious shower room. Upstairs, the generously proportioned principal bedroom has an en-suite shower room, with two further double bedrooms and a family bathroom. All bathrooms are finished to an exacting standard with high-quality Laufen and Duravit sanitaryware, Coalbrook fittings and elegant Fired Earth tiling.

Outside, a five-bar gate opens onto an extensive driveway providing ample parking and access to the detached double garage with electric door, power and lighting. The gardens are predominantly laid to lawn with mature shrubs, established planting and specimen trees, complemented by fabulous countryside views. Thoughtfully positioned seating areas are designed to capture the sun at different times of day.

LOCATION

Merrybrook occupies an idyllic rural setting between the much-admired Surrey villages of Abinger Hammer and Holmbury St Mary, surrounded by beautiful countryside and enjoying wonderful rural views in the heart of the Surrey Hills National Landscape. Abinger Hammer is a particularly picturesque village, centred around the River Tillingbourne and providing a village store, tea room and farm shop. Holmbury St Mary lies amid the wooded Surrey Hills and has a thriving village community with a village store, church and two popular public houses, The Royal Oak and The King's Head. Other highly regarded villages within close proximity include Abinger Common, Peaslake and Shere. More comprehensive shopping, recreational and cultural facilities are available in Dorking and Guildford, both offering an excellent range of shops, cafés, restaurants and everyday amenities. Nearby Gomshall station provides rail services towards Guildford and Reading, while Dorking and Guildford offer mainline services to London. The area is particularly well served by schools in both the state and independent sectors, including Belmont School at Holmbury St. Mary, Duke of Kent School, Cranmore, St Catherine's, Guildford High School and the Royal Grammar School, Guildford. The surrounding countryside provides exceptional opportunities for walking, riding and cycling, with Holmbury Hill and the extensive Hurtwood close by.

Please note some of the rooms have been digitally furnished.

MERRYBROOK

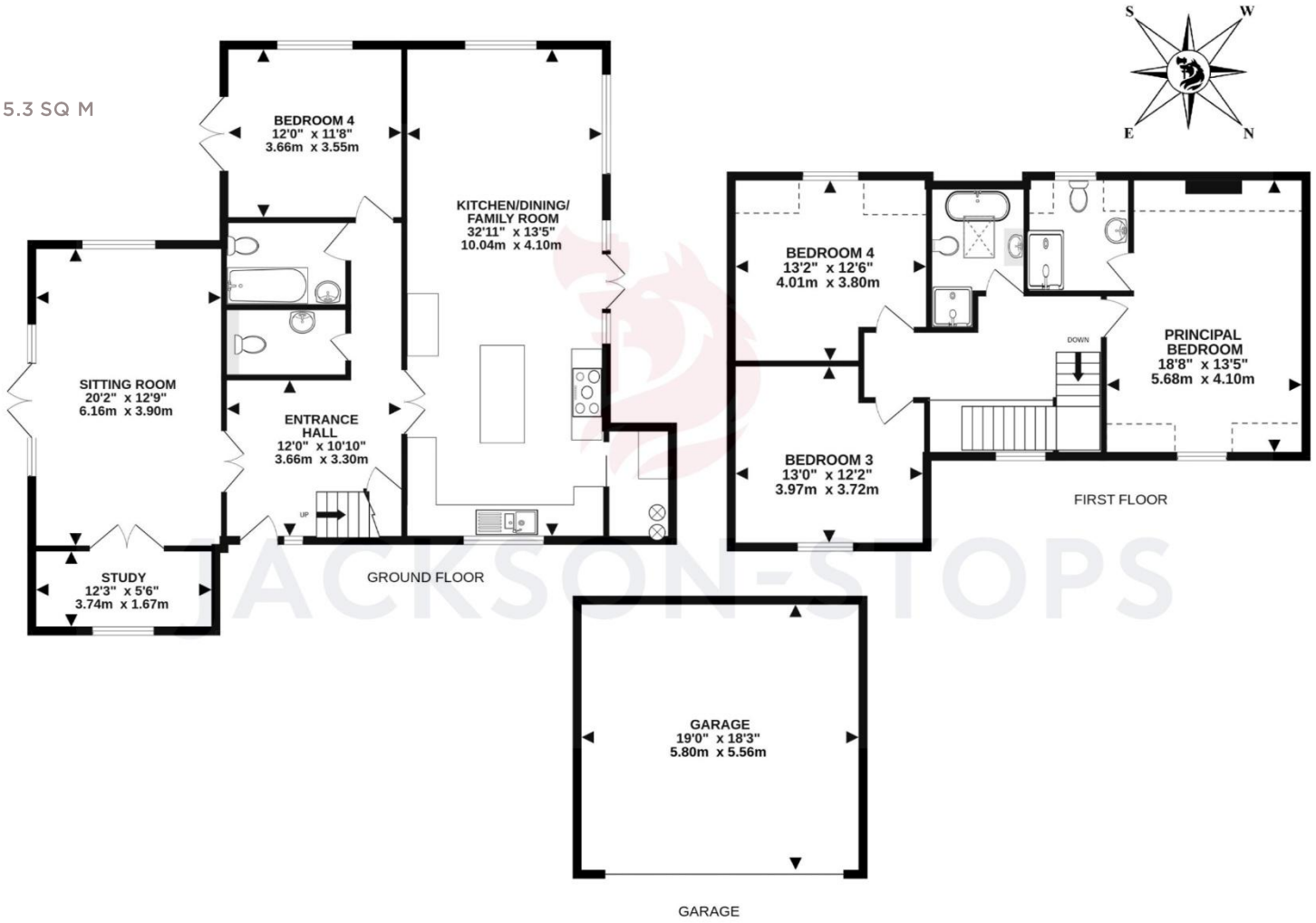
MAIN HOUSE 1,970 SQ FT/183 SQ M
GARAGE 347 SQ FT/32.3 SQ M
TOTAL APPROX. FLOOR AREA 2,317 SQ FT/215.3 SQ M

Post Code: RH5 6RD
Latitude: 51.204466 **Longitude:** -0.428913
What3words: faced.fancy.shield

Council Tax Band: TBC
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 – LPG
Sewerage – Mains supply

Rights and Restrictions:
Ask agent
Risks:
No flood risks



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
01306 887560
dorking@jackson-stops.co.uk
jackson-stops.co.uk

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