

DEERSWOOD

SHEEPHOUSE LANE, ABINGER COMMON, DORKING, SURREY

JACKSON-STOPS

DEERSWOOD, SHEEPHOUSE LANE, ABINGER COMMON, DORKING, SURREY RH5 6LP

A MAGNIFICENT SINGLE-STOREY RESIDENCE COMBINING STRIKING CONTEMPORARY ARCHITECTURE WITH EXCEPTIONAL ENERGY EFFICIENCY, SET IN APPROXIMATELY 1.28 ACRES IN A GLORIOUS SURREY HILLS SETTING



DISTANCES

ABINGER COMMON 1.5 MILES
HOLMBURY ST MARY 1.5 MILES
DORKING 5 MILES
GUILDFORD 11 MILES
M25 (J9) LEATHERHEAD 11 MILES
GATWICK AIRPORT 17 MILES
CENTRAL LONDON 30 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Kitchen/dining room
- Utility room
- Sitting room
- Snug
- Inner hall
- Principal bedroom with en-suite and dressing room
- Four further bedrooms
- Two further shower rooms

OUTSIDE

- Extensive stone and raised decked terraces
- Detached garden studio
- Extensive shingle driveway
- Detached garaging with EV charging point
- Established gardens and grounds
- Area of woodland
- In all, the grounds extend to approximately 1.28 acres

DESCRIPTION

Deerswood is a magnificent single-storey residence which our clients have comprehensively refurbished and extended to a fastidious standard of finish, with considerable attention also given to energy efficiency and sustainability. The property occupies a truly outstanding position within the Surrey Hills, enjoying fine views across its south-westerly facing rear garden and the surrounding countryside.

The architecture is both striking and contemporary, with great attention given to the configuration, flow and natural light throughout the accommodation. A wonderful entrance hall provides an impressive introduction, with a cloakroom and utility room leading off. At the heart of the house is the exceptional kitchen/dining room, which flows seamlessly through to the magnificent sitting room, creating a quite remarkable open-plan living space. Extensive glazing, rooflights and wide sliding doors flood the accommodation with natural light and open directly onto the terraces, creating a wonderful sense of connection between the house, gardens and surrounding countryside.

From the sitting room there is access to a cosy snug, whilst the inner hall leads through to the bedroom accommodation, which comprises an impressive principal bedroom suite with sliding doors opening onto the sun terrace, a dressing room and luxurious en-suite facilities.

There are four further bedrooms, served by two beautifully appointed shower rooms. A particularly notable feature of Deerswood is the considerable attention given to its energy efficiency. Since 2020, the house has undergone an extensive programme of improvements including comprehensive insulation, an air-source heat pump serving wet underfloor heating, solar panels with battery storage, an EV charging point and a 5,000-litre rainwater harvesting system. The property currently holds an impressive EPC rating of B (90).

Outside, a combination of stone and raised decked terraces takes full advantage of the property's elevated position and provides a wonderful outlook over the delightful grounds. The gardens enjoy an extraordinary degree of privacy and seclusion and are predominantly laid to lawn, complemented by established borders containing a variety of plants, shrubs and specimen trees, together with an area of woodland. There is also a detached garden studio.













LOCATION

Deerswood occupies a glorious position within the Surrey Hills, providing immediate access to miles of spectacular open countryside, whilst being ideally situated for Dorking to the east and Guildford to the west.

Abinger Common, with its picturesque village green and ancient Norman church of St James, dating from the early 12th century, lies close by, whilst the popular village of Shere provides a useful range of facilities for day-to-day needs.

Dorking offers an excellent range of individual and mainstream shops, including a large Waitrose store, together with bustling cafés and restaurants, a sports and leisure centre and an excellent selection of schooling. Dorking station provides commuter services to London Victoria and Waterloo. Guildford, to the west, offers an extensive range of shopping, recreational and cultural amenities befitting its status as the county town, together with fast rail services to London Waterloo

Abinger Common and the surrounding villages of Holmbury St. Mary, Gomshall and Shere are at the very heart of this particularly beautiful part of Surrey, with the surrounding countryside providing exceptional opportunities for walking, riding and cycling.











DEERSWOOD

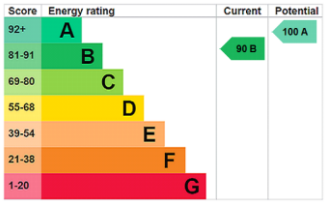
MAIN DWELLING 2,426 SQ FT/225.4 SQ M
OUTBUILDINGS 590 SQ FT 54.8 SQ M
TOTAL APPROX. FLOOR AREA 3,016 SQ FT/280.2 SQ M

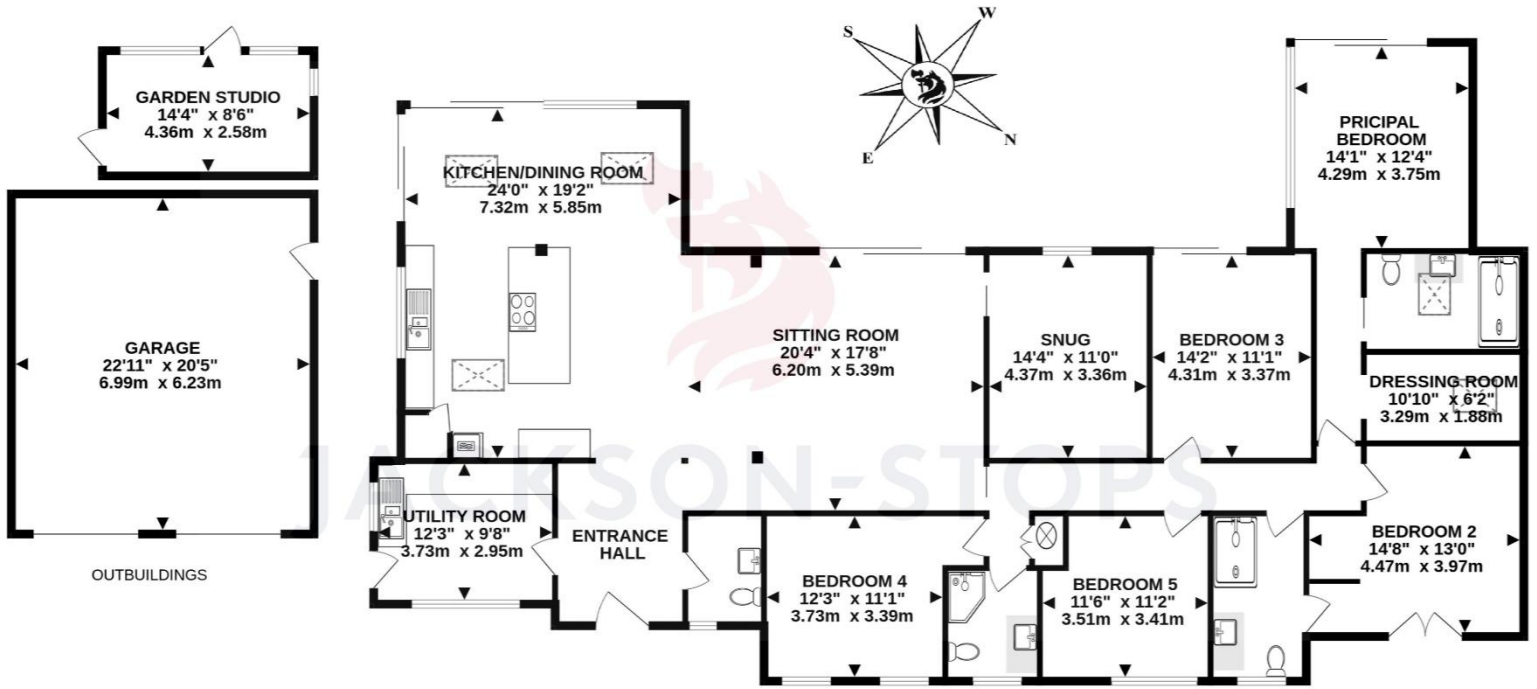
Post Code: RH5 6LP
Latitude: 51.185142 **Longitude:** -0.385352
What3words: exam.tulip.scuba

Council Tax Band: G
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTP
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – Air source heat pump
Sewerage – Private 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.

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