



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

GUIDE PRICE

£1,250,000

Badgers Mount, Hoe Lane

Abinger Hammer, RH5 6RS

In a lovely rural setting high in the Surrey Hills, between Guildford and Dorking – an attractive tile hung family house, set within lovely 0.77 acre grounds

PROPERTY SUMMARY

Badgers Mount is a character house, believed to date back to the 1930's, which was comprehensively extended and modernised by the present owners. The light and airy accommodation now provides practical living spaces for a family and every room benefits from lovely views over the gardens. On the ground floor there is a large entrance hall with cloakroom, a lovely sitting room with two bay windows and an open fireplace, off which is a study and a garden room with triple aspect views of the garden. There is also a dining room, a 17' kitchen, which opens to a breakfast room and a utility room. The four bedrooms on the first floor are all doubles with the principal suite having a large en suite bathroom. There is also a guest bedroom with en suite shower room and a family bathroom. Outside the garden provides a truly lovely rural setting with an ornamental fish pond with water feature and large areas of gently sloping lawns. In all 0.77 acres.



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Westfield is a small close of seven individual detached houses situated in a very rural location, close to the villages of Peaslake, Holmbury and Abinger. Badgers Mount is set in a large garden in an elevated setting towards the end of the road and benefits from an in and out driveway. There is a local shop at nearby Peaslake and a farm shop in Abinger, selling a wide variety of produce. Guildford and Dorking are both easily accessible by car and offer excellent shopping facilities and numerous restaurants and bars. There are many good schools in both towns along with village schools in Peaslake and Abinger Hammer. For commuters, the train stations at Guildford and Dorking offer good services to London.







Guildford High Street and main line station - 9 miles

Dorking High Street - 6 miles and station - 7 miles

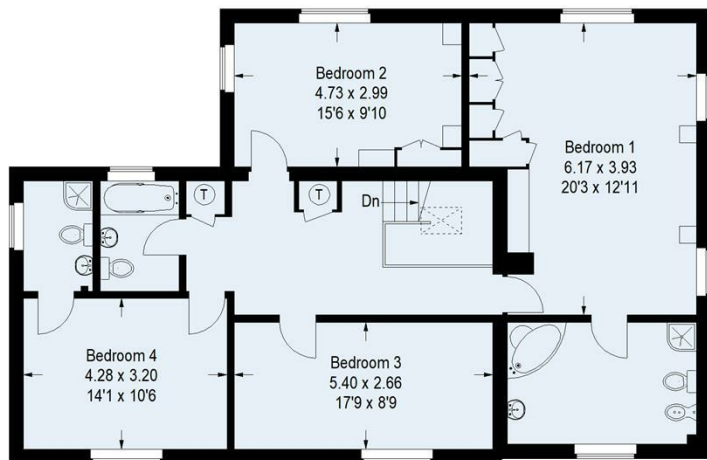
Cranleigh High Street - 5.6 miles

Peaslake Village Stores - 1 mile



DIRECTIONS

From Guildford take the A25 to Gomshall Village and turn right opposite the petrol station into Queen Street. Continue up the hill, over the railway crossing into Burrows Lane and turn left at the end into Burrows Cross, which continues into Pursers Lane. Turn left into Hoe Lane after the turning to Sweet Lane and turn left again into the continuation of Hoe Lane. Turn right into Westfield where Badgers Mount will be found almost at the top on the left.

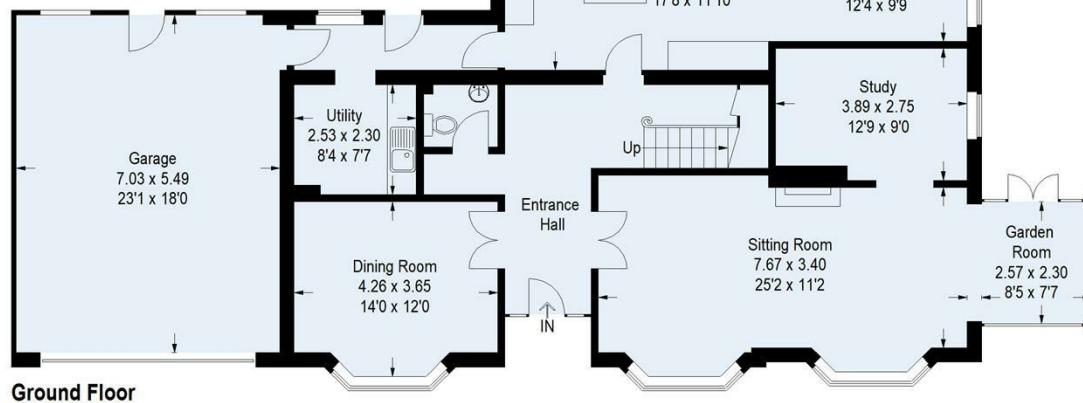


First Floor

Approximate Gross Internal Area
 Ground Floor = 131.7 sq m / 1418 sq ft
 First Floor = 110.1 sq m / 1185 sq ft
 Garage = 38.78 sq m / 417 sq ft
 Total = 280.6 sq m / 3020 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor

LOCAL AUTHORITY

Guildford

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

74

44

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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