



Glebe Lane Abinger Common RH5

£4,000 Per Month - Available 15/01/2018

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A family house in the heart of Abinger Common

Fitted kitchen/breakfast | Study | Conservatory | Utility room | Cloakroom | Master suite with en suite shower room | Guest suite with en suite shower room | Two further bedrooms | Family bathroom | Double garage | Off road parking | Garden.

Description

Edgecombe is a spacious family home in the village of Abinger Common. The house consists of a spacious and newly fitted kitchen/breakfast room, with utility room and downstairs cloakroom. Also on the ground floor there is a large reception room, study and conservatory. On the first floor there is a master suite with en suite shower room. There is a second bedroom suite with en suite shower room, two further bedrooms and a family bathroom. Outside there is plenty of parking in the front drive together with a double garage. The rear garden is mainly laid to lawn.

Situation

Situated within the heart of the Surrey Hills, the area is part of a Designated Area of Outstanding Natural Beauty, with ownership of the

surrounding woodland and open spaces either by the National Trust or the Wootton Estate. The village of Abinger Common has a small green, church and local pub, other local facilities are available in the surrounding villages. The towns of Dorking and Guildford accessed via the A25 provide a wider range of facilities as well as mainline railway stations.

Furnishing

Unfurnished



Kitchen



Kitchen

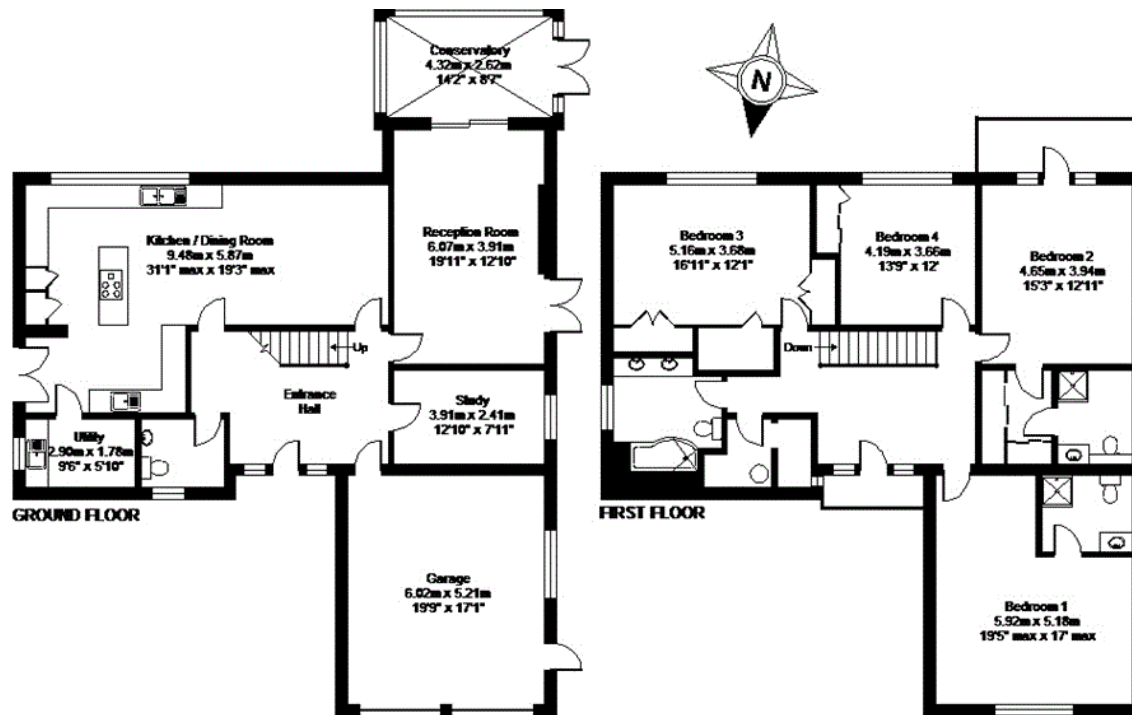
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Edgecombe, Glebe Lane, Abinger Common, Dorking , RH5

APPROX. GROSS INTERNAL FLOOR AREA 3086 SQ FT 286.6 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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Currently not available

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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