



Fridays Cottage

Friday Street, Abinger Common, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautiful character cottage with a delightful garden, in an idyllic and sought-after Surrey Hills setting

A charming detached period cottage occupying a stunning, secluded setting surrounded by woodland in the heart of the Surrey Hills. The cottage displays splendid stone elevations and sits within an enchanting garden, while inside the accommodation combines attractive original details with elegant modern styling and décor, to create a thoroughly pleasant and appealing living space.



4 RECEPTION ROOMS



3 DOUBLE BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



RURAL



2,006 SQ FT



**GUIDE PRICE
£1,800,000**

The property

Fridays Cottage is a delightful property with three bedrooms and a wealth of period character. Set just outside the small Surrey Hills village of Abinger Common and surrounded by woodland and walks, the property has a magical quality and a feeling of utter seclusion.

There are four beautifully presented reception rooms on the ground floor, including the well-proportioned drawing room with its wide oak floorboards, brick-built fireplace fitted with a logburner and triple aspect, with both French doors and bi-folds opening onto the rear garden. Adjoining the drawing room via bi-fold doors is the comfortable sitting room, which has heavy timber beams overhead and also features a fireplace with a stove. Further ground-floor living space includes the dining room with its exposed stone and brick walls, and French doors to the rear garden, while the kitchen, breakfast area and sitting area provide a social, semi open-plan space which is ideal for entertaining. The sitting area has a charming brick-lined fireplace with a logburner, while there is

also space for a family dining table. The adjoining modern kitchen has skylights overhead, a stable-style split door opening to the garden, as well as shaker-style units, a range cooker with an extractor hood and integrated appliances, including a wine cooler.

On the first floor, the three well-presented double bedrooms include the large principal bedroom with its dressing area, built-in wardrobes, and en suite shower room. One further bedroom has an en suite shower room, while the first floor also has a family bathroom.











Outside

The cottage is set in a beautifully secluded setting, accessed via a gravel driveway, which leads to a parking area at the side of the house as well as the detached, timber-framed double garage, which provides storage space to its first floor. The garden is shaded by woodland on all sides and includes rolling lawns at the front and side, as well as a patio area across the front of the house, which benefits from a west-facing aspect. At the rear, the garden provides a further spacious, split-level patio for al fresco dining, surrounded by a raised lawn with border beds featuring established shrubs and flowering perennials. There is a summer house at the top of the garden, providing a splendid vantage point for taking in the peaceful surroundings, while a further outbuilding houses a garden office and a home gym.

Location

The property lies in the tiny hamlet of Friday Street, just outside the village of Abinger Common in the heart of the Surrey Hills National Landscape. Abinger Common has a village pub, while local amenities can be found five miles away in the charming Surrey town

of Dorking. Dorking has a good selection of shops, restaurants, pubs and cafés, plus a range of leisure facilities and a choice of supermarkets. Guildford is 10 miles away, and offers extensive shopping, cultural and recreational facilities including the Surrey Sports Park, the Spectrum Leisure Centre, G Live and the Yvonne Arnaud Theatre, and wide range of restaurants and shops. Golf is available at Dorking Golf Course and Betchworth Park Golf Club, while the area is renowned for its walking cycling routes. There is a fine choice of schools in the area, with the independent Hurtwood House School located in nearby Holmbury St. Mary, along with a number of good and outstanding-rated primary and secondary state schools. The area is well connected, with the A24 nearby providing easy access to the M25 (junction 9), while mainline stations at Dorking and Guildford provide fast and regular services to London Waterloo.



Distances

- Dorking 4.9 miles
- Cranleigh 7.3 miles
- Leatherhead 9.8 miles
- Guildford 10.0 miles
- Reigate 11.0 miles
- Crawley 15.0 miles

Nearby Stations

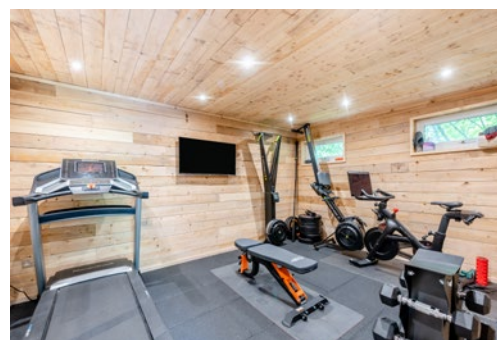
- Dorking
- Guildford

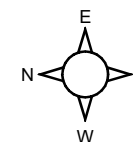
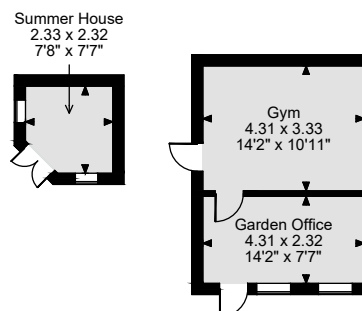
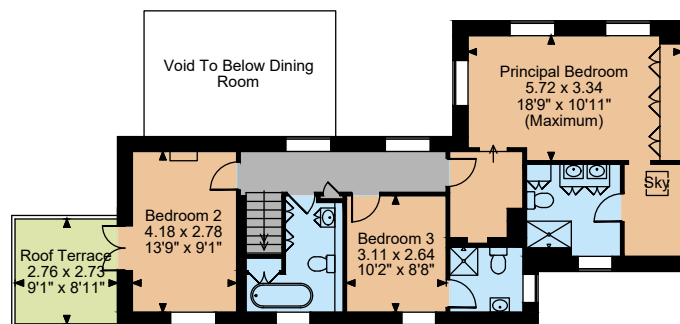
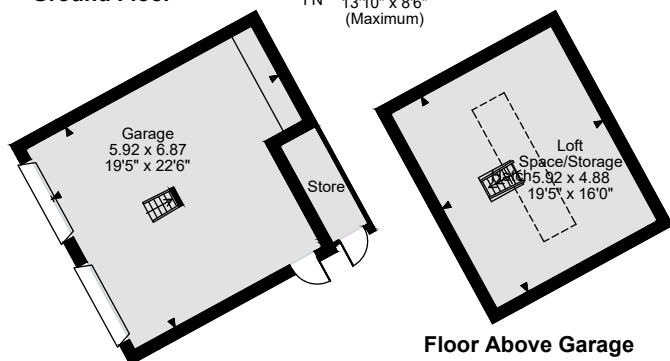
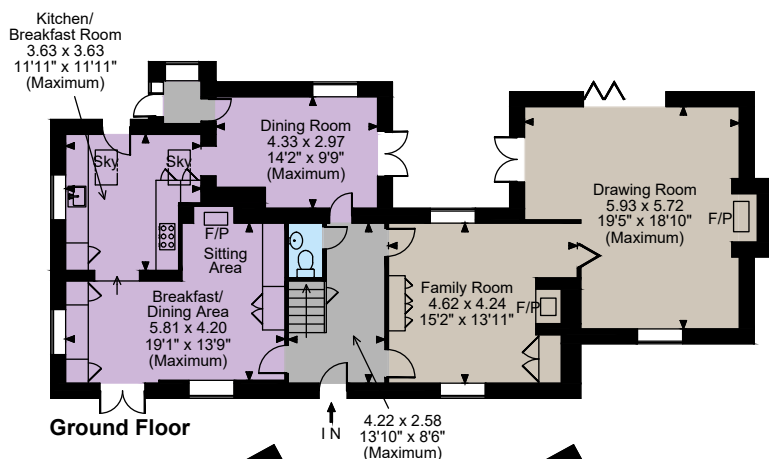
Key Locations

- Leith Hill Tower
- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Guildford Castle

Nearby Schools

- Box Hill
- St Teresa's
- Hurtwood House





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,006 sq ft (186 sq m)

Garage internal area 451 sq ft (42 sq m)

Outbuilding internal area 357 sq ft (33 sq m)

Roof Terrace external area = 82 sq ft (8 sq m)

Total internal area 2,814 sq ft (261 sq m)

For identification purposes only.

Directions

RH5 6JR

what3words: ///lives.ruins.dome

General

Local Authority: Mole Valley District Council

Tel: 01306 885001

Services: All mains services. Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

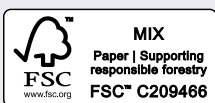
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Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com



@struttandparker

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