



Forest Lodge, Sheephouse Lane, Abinger Common
Dorking, Surrey

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**STRUTT
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Forest Lodge

Sheephouse Lane, Abinger Common, Dorking, Surrey RH5 6LP

In an idyllic Surrey Hills setting, a charming, detached country house offering privacy and seclusion.

Dorking & Mainline train station 6.8 miles (London Waterloo/Victoria from 55 minutes), Leatherhead 11.4 miles, Guildford 11.6 miles, M25 (Jct 10) 12 miles, London Gatwick Airport 16.5 miles

Reception hall | Sitting room | Dining room
Sun room | Kitchen/Breakfast room | Utility
Cloakroom | Principal bedroom with en suite
shower room | 3 Further bedrooms | Family
bathroom | Garage | Log store | Garden and
grounds.
EPC rating E

The property

A light-filled reception hall links directly into the kitchen/breakfast room which is fitted with wooden cabinetry, topped with granite work-surfaces, and features a bay window recess with built-in seating providing a spot for informal dining. Just beyond, the addition of a bright, south-facing sun room provides a space to enjoy the garden throughout the seasons with bi-folds offering a seamless link to the outside terrace. There is beautiful parquet flooring in the inner hall, which showcases a vintage wood burning stove, with access through to a generously proportioned, triple-aspect sitting room with feature fireplace. Also off the inner hall is a formal dining room with bay window and original copper hooded fireplace. The ground floor accommodation is completed by a useful utility room with butler sink and granite work surfaces and a cloakroom.

The first floor rooms enjoy an elevated outlook over the surrounding garden and comprise four bedrooms and a family bathroom. The principal room benefits from a modern en suite shower room, fitted storage and the adornment of a decorative fireplace.

Outside

The naturalistic surroundings provide an outdoor haven at Forest Lodge, with expanses of lawn which slope away to, and are framed by, mature trees and shrubs. Garden features include specimen conifers, low retaining walls, a rustic timber arbour and a pond which provides a magnet to wildlife. A raised terrace adjoins the rear of the house, with direct access from the sun room offering opportunities for al fresco dining, entertaining and relaxation. The entrance to the property is marked by a green-painted metal five-bar gate which opens onto a driveway leading to a tree-planted centrepiece and to the detached garage.

Location

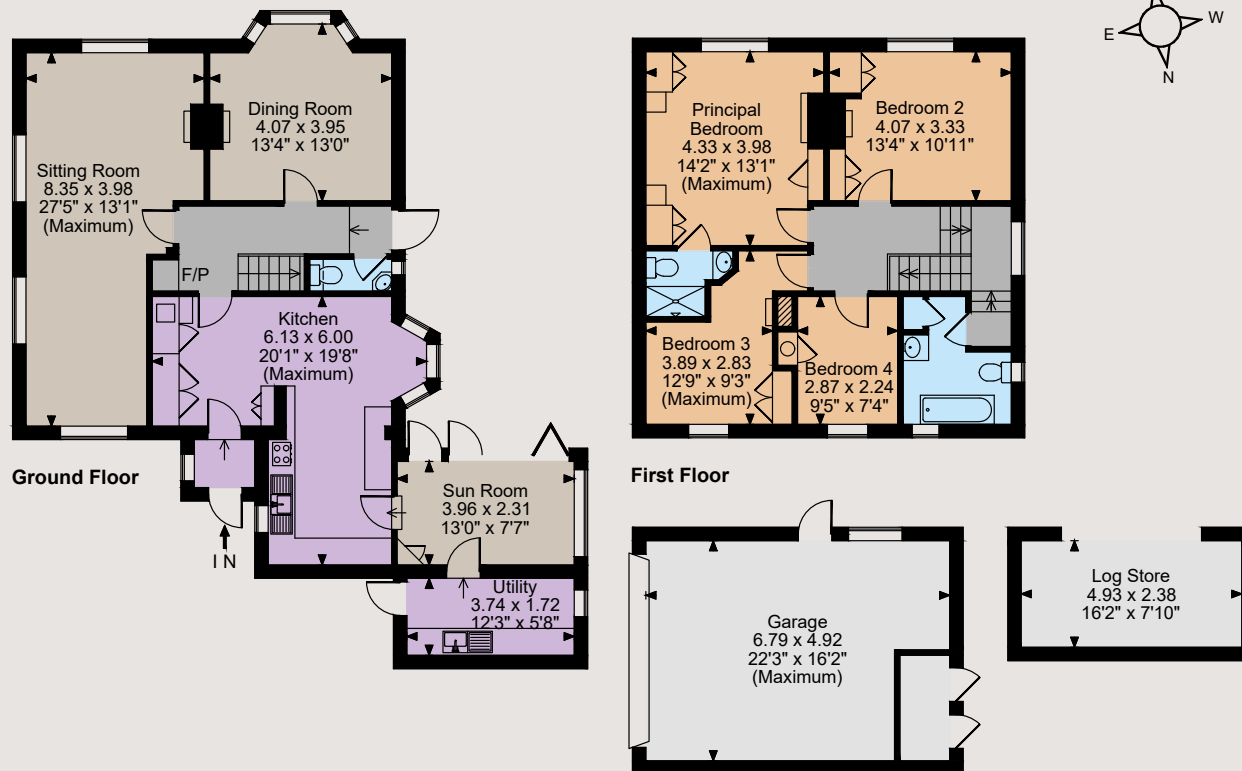
Nestled amongst the trees in an idyllic Surrey Hills setting, the property enjoys a secluded, semi-rural position on the edge of the small village of Abinger Common. The market town of Dorking is nearby, to the north-east, providing a comprehensive range of everyday amenities, including High Street and independent retailers, restaurants (including Sorrel owned by Michelin star chef Steve Drake), coffee shops, cinema and a theatre. Further amenities, cultural and leisure opportunities are available in Guildford, with its historic cobbled High Street and where the mainline station provides journeys to London Waterloo in 35 minutes. Well-regarded schooling in the vicinity includes Cranleigh, St Catherine's, Charterhouse, Royal Grammar School, Guildford High School, Duke of Kent and Belmont School.





Floorplans

Forest Lodge, Sheephouse Lane, Abinger Common, Surrey
Main House internal area 1,781 sq ft (165 sq m)
Garage internal area 327 sq ft (30 sq m)
Log Store & External Room internal area 154 sq ft (14 sq m)
Total internal area 2,262 sq ft (210 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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Directions

To the east of Guildford, join the A25. Follow the road for approximately 9 miles, through the villages of Shere and Abinger Hammer. Take the right turn at the signpost for Abinger Common and continue along Hollow Lane and Leith Hill Road. Take the left turn to join Sheephouse Lane and the entrance lane to reach the property will be found on the left.

General

Local Authority: Mole Valley District Council

Tel: 01306 885001

Services: Mains water, electricity and private drainage Klargester.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £1,395,000

Guildford

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