



**Meadside, Knob Field, Abinger Hammer, Surrey**  
**RH5 6RJ**  
**Price £669,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

A 2-3 double bedroom detached bungalow with garage set in circa 1/4 acre, situated in a quiet and very desirable cul-de-sac on the borders of Abinger Hammer & Peaslake. Accommodation comprises a large sitting room/dining area, with sliding patio doors leading out to the rear garden, and an adjacent kitchen offering an extensive range of built-in units, as well as a serving hatch to the dining area, a larder cupboard and a door to the side passage and rear garden. A large double bedroom with bay window and fitted wardrobes overlooks the front garden, while a second double bedroom with fitted wardrobe cupboard overlooks the rear garden. There is a further large dual aspect reception/3rd double bedroom with bay window and feature wood-clad chimney breast, and a WC/shower room. To the front of the property, a driveway to one side provides off-street parking and leads to an integral garage with pedestrian door to rear garden. The front garden is laid to lawn with mature shrubs and flower borders. The private rear garden is also mainly laid to lawn with mature trees and shrubs, and enjoys a view over the fields beyond in winter months. The property offers fantastic scope to upgrade (stpp) and is offered for sale with no onward chain.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue for approx. 1 mile, then turn right into Hoe Lane (towards Peaslake) - single track road. At the top of the hill, turn right into Knob Field, where you will find Meadside 4th house on the left.

## Situation :

Located between Abinger Hammer and Peaslake in the heart of the Surrey Hills. Abinger Hammer boasts a very popular and well-stocked farm shop and a cricket club (with bar), as well as a local general store, while Peaslake has a general store/post office, a village pub/restaurant and a bike shop. The property is ideally situated for sought-after local schools, walks, bike rides, country pubs, restaurants and cafes, as well as access to Guildford, Dorking and Cranleigh. Effingham and Dorking mainline stations are a short drive away, with trains to both London Waterloo & Victoria.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		

**Council Tax : Guildford Borough Council - Band E - £3,051 per annum (2025 -2026)**

**All mains services except gas**

**Knobfield Residents Association - £300 per annum (2024)**

**Your Local Independent Estate Agent**



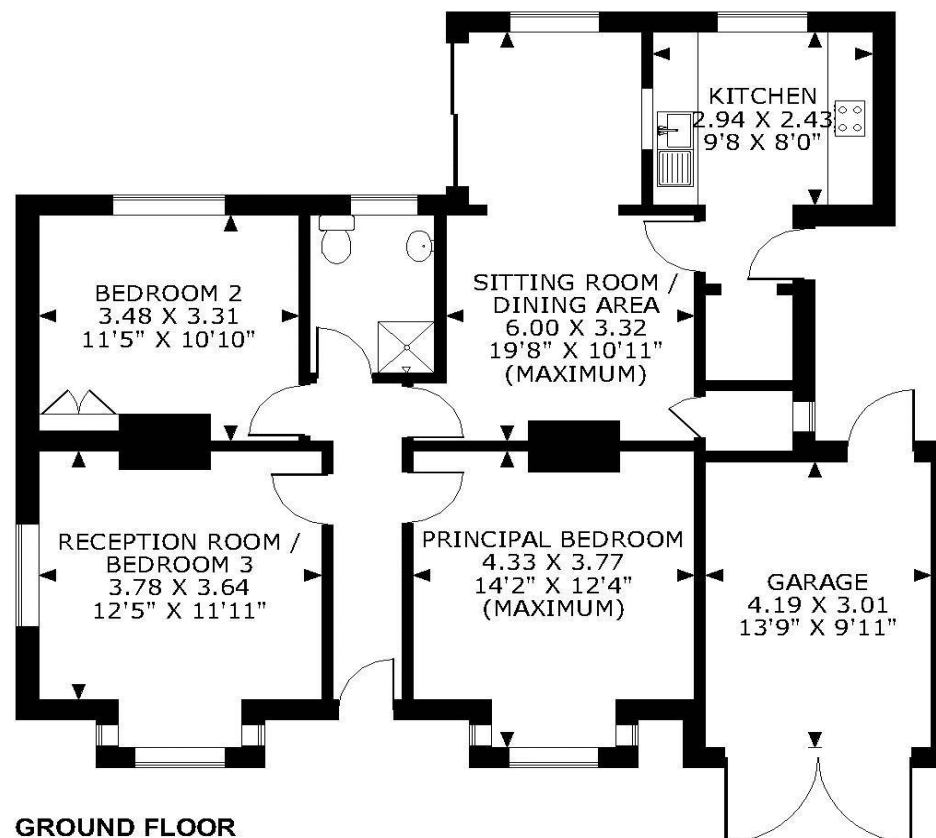
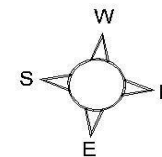


Please call 01483 205150 to arrange a viewing



# Meadside, Knob Field, Abinger Hammer, Surrey RH5 6RJ

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 898 SQ FT/83 SQ M**  
**GARAGE = 136 SQ FT/13 SQ M**  
**TOTAL = 1034 SQ FT/96 SQ M**



**GROUND FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

Every care has been taken with the preparation of this brochure, 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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **Terra Cotta (Estate Agents) Ltd**

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## **Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

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