



**ABERDEEN HOUSE**  
GUILDFORD ROAD, ABINGER HAMMER, SURREY

---

**ABERDEEN HOUSE, GUILDFORD ROAD, ABINGER HAMMER, DORKING  
SURREY RH5 6RY  
GUIDE PRICE £850,000**

PERIOD VILLAGE HOUSE OFFERING  
CONSIDERABLE POTENTIAL IN THE HEART  
OF THIS HISTORIC SURREY VILLAGE



---

**DISTANCE**

DORKING 4.8 MILES  
CRANLEIGH 7 MILES  
GUILDFORD 8 MILES  
GODALMING 9.8 MILES

---

**GROUND FLOOR**

- Sitting room
  - Dining room
  - Conservatory
  - Shower/cloakroom
  - Kitchen
- 

**FIRST FLOOR**

- Landing
  - Three bedrooms
  - Family bathroom
- 

**SHOP**

- Wide low window fronting Guildford Road
  - Adjacent workshop
- 

**OUTSIDE**

- Parking for several vehicles
- Double garage
- Attached carport
- Well-kept secluded south facing gardens
- In all, extending to about 0.18 of an acre

## DESCRIPTION

Aberdeen House is an attached end of terrace period property, which is available to the open market for the first time since the late 1960s. The property consists of two elements, the former antiques shop which has now ceased trading and the residential part. The cottage offers three good-sized bedrooms to the first floor, together with a bathroom. To the ground floor, an attractive sitting room with an open fireplace, dining room, conservatory and kitchen/breakfast room. The shop part, is located to the front of the building and features a wide deep window. The shop was formerly a butchers and the high barrel vaulted ceiling still has the original iron fittings. We are of the opinion that the shop element could suit a wide variety of commercial uses across retail/office/health and beauty afforded by the flexibility that the current Use Class 'E' offers combined with the benefit of such an attractive prominent A25 frontage to promote their business. There is also a workshop adjacent. Aberdeen House benefits from a south facing secluded garden, which is mainly laid to lawn and has been well-tended over the years. There are lovely views southwards over the playing fields. A pair of timber double gates lead to the parking area with access to the double garage and adjacent carport. In all, the plot extends to about 0.18 of an acre.

## LOCATION

Aberdeen House is situated in the heart of the historic and well-known Surrey village of Abinger Hammer. Aberdeen House is in fact opposite the famous clock, which projects over the main road with the figure of 'Jack the Blacksmith' striking the clock on the hour. The clock was gifted to celebrate the first Lord Farrer of Abinger to the village, representing the legacy of the ancient iron industry in past centuries. The Surrey Hills is an Area of Outstanding Natural Beauty and Abinger Hammer is one of the much-loved villages within this protected part of Surrey. The well-known and pretty village of Shere just to the west offers an excellent range of facilities for day-to-day needs, whilst the towns of Dorking, Guildford, Godalming and Cranleigh are all within easy striking distance, with their respective services. Guildford as befits its status as the County town, offers an extensive range of high quality amenities.



## ABERDEEN HOUSE

MAIN HOUSE 1,688 SQ.FT (156.8 SQ.M)

SHOP AND STORE 610 SQ.FT (56.7 SQ.M)

TOTAL APPROX. FLOOR AREA 2,282 SQ FT/212 SQ.M APPROX.

**Directions:** From Dorking take the A25 towards Guildford. Proceed westbound passing through Westcott, Wotton and upon reaching Abinger Hammer, ignore the turning on the left signposted Ockley - Aberdeen House will found a short way along on the left opposite the famous clock.

**Services:** All mains services connected

### Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009



Joint Sole Selling Agents



Tel: 01306 884685

www.robinsonsmb.com

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910