



patrick
gardner
RESIDENTIAL

Laurel Cottage Holmbury St. Mary, Surrey, RH5 6PD

Price Guide £499,950



- CHARACTER COTTAGE
- BONUS LOFT ROOM
- SURREY HILLS LOCATION
- UPDATED FAMILY BATHROOM
- FAR REACHING VIEWS

- TWO DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- ELEVATED POSITION
- PERIOD FEATURES

Description

This beautiful character cottage occupies an elevated position in the heart of Holmbury St Mary, a picturesque village in the Surrey Hills. Offering two double bedrooms and a bonus loft room, further benefits include an open plan sitting/dining room and far-reaching views from the tiered garden that provides access to woodland beyond.

Accommodation comprises of a well presented and open plan sitting/dining room that enjoys views to the front, period fireplaces including a log burning stove and characterful beams. The modern kitchen includes a large selection of base units with matching eye level cupboards, integrated appliances and ample granite work surfaces with matching splash backs. There is also a door that leads to the rear terrace.

The first floor makes the most of the elevated position with the master bedroom to the front enjoying far reaching views of the surrounding countryside, a period fireplace surround and fitted wardrobes. The second double bedroom also includes its original period fireplace surround with exposed brick chimney stack, as well as built in wardrobes and is to the rear of the property enjoying views overlooking the garden. Both bedrooms are serviced by a spacious family bathroom with a fantastic free-standing bath and separate walk-in shower.

The loft room is a real bonus offering a bright and airy space which can be used as an additional bedroom or study, with velux window and eaves storage, accessible via open tread stairs on the landing.

Externally, the front garden is secluded with space for an outside seating area. The cottage style tiered rear garden provides three terraced areas. Direct access to the heart of Holmbury Woods (The Hurtwood) and Holmbury St Mary Cricket Pitch and Viewpoint can be accessed at the top of the garden.

Situation

Holmbury St Mary is set high up in the centre of the Surrey Hills with many other idyllic villages in close proximity such as Shere, the film set of The Holiday with amenities such as a post office, school, shops, cafes and more. Coldharbour, another beautiful village which is set at the foot of Leith Hill and offers a very handy village shop stocking a wide range food including fresh fruit and veg as well as locally baked breads which is situated right next to the village pub.

The area in general offers outstanding protected countryside within this Designated Area of Outstanding Natural Beauty.

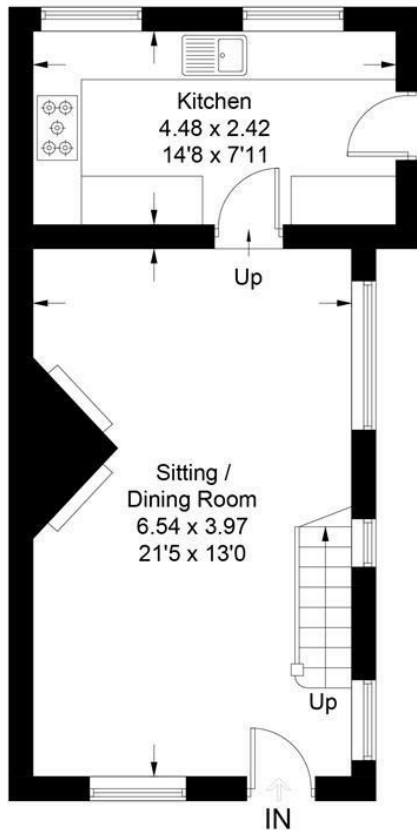
Dorking is to the east and is a bustling market town with a great range of shops including supermarkets, DIY shops, high street shops and cafes, restaurants, schools and train commuter services to London including Victoria and Waterloo. Guildford is to the west and has very direct and fast trains to London as well as an extensive high street, schools, amenities and more.

Tenure	Freehold
EPC	E
Council Tax Band	E

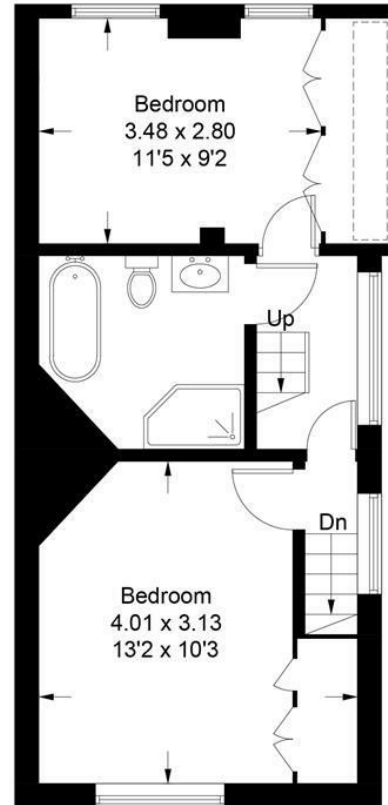


 = Reduced headroom below 1.5m / 5'0

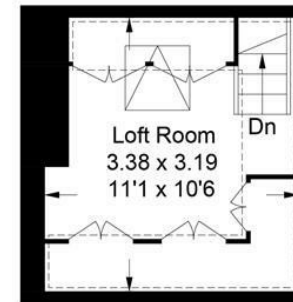
Approximate Gross Internal Area = 76.8 sq m / 827 sq ft
Loft Room = 10.8 sq m / 116 sq ft
Total = 87.6 sq m / 943 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1040048)
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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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