

house.

PARTNERSHIP

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SOUTH LODGE FARM

Cotton Row
Holmbury St Mary
Dorking RH5 6NB

Lying in the Surrey Hills Area of Outstanding Natural Beauty, a well-presented family home enjoying magnificent views over its own land and beyond

- Entrance hall
- Sitting room, dining room and conservatory
- Kitchen / breakfast room, utility room and cloakroom
- Master bedroom en suite dressing room, bathroom and balcony
- 2 further bedrooms with en suite shower rooms
- Annexe comprising sitting room, kitchen / dining room, 2 bedrooms, bathroom, shower room and storage
- Single garage and gravelled forecourt
- Store building
- Gardens and grounds extending to about 6.37 acres
- EPC: D



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properties perfectly presented

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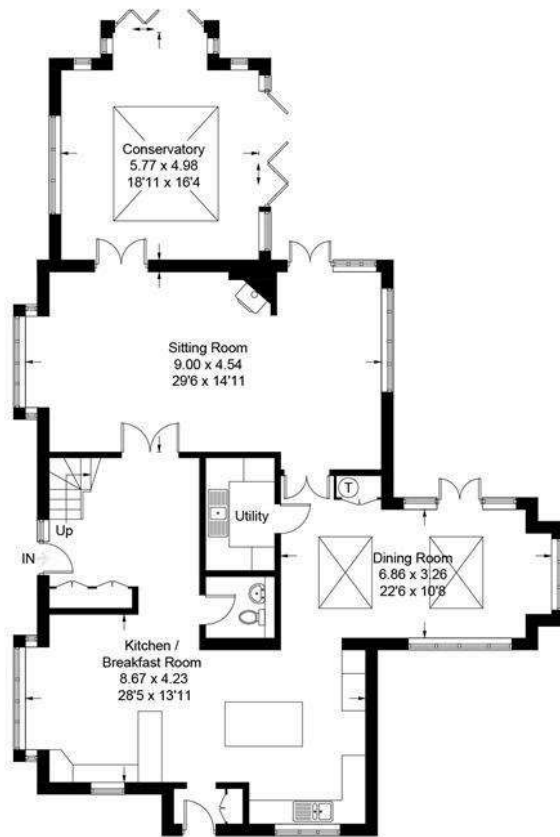
Approximate Gross Internal Area = 257.3 sq m / 2769 sq ft (Excluding Void)

Annexe = 125.1 sq m / 1346 sq ft

Garage / Store = 32.5 sq m / 350 sq ft

Total = 414.9 sq m / 4465 sq ft

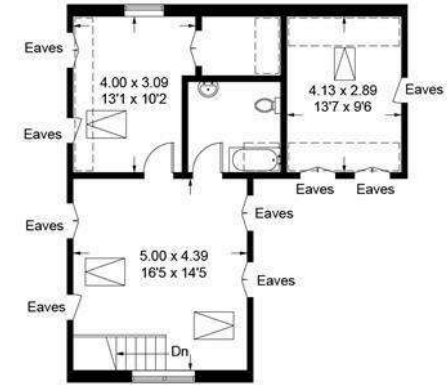
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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. (ID804722)

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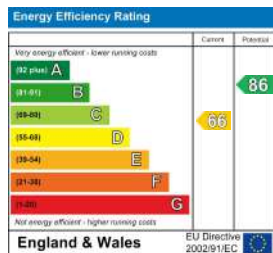
HOUSE INFORMATION

Approximate total gross internal area: House 2,769 sq ft / 257.3 sq m (excluding Void); Annexe 1,346 sq ft / 125.1 sq m; Garage / Store 350 sq ft / 32.5 sq m. Total 4,465 sq ft / 414.9 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Local authority: Mole Valley Council. Tel: 01306 885001.

Viewing: Strictly by appointment. Tel: 01483 266700.



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