



## FELDAY GLADE, HOLMBURY ST.MARY

3/4 BEDROOM SEMI -DETACHED PROPERTY SITUATED IN ONE OF SURREYS PRETTIEST VILLAGES. THIS HOME HAS A DIRECT ACCESS ONTO THE HURTWOOD WOODLAND AND OVER 400 MILES OF OPEN ACCESS PATHS. A LARGE BRIGHT TRIPLE ASPECT SITTING ROOM, A SEPARATE OFFICE BUILDING IN THE REAR GARDEN AND DETACHED GARAGE.



# PROPERTY FEATURES

## HOUSE

- 4 BEDROOMS (3 FIRST FLOOR, 1 GROUND FLOOR),
- LARGE MODERN FAMILY BATHROOM WITH UNDERFLOOR HEATING,
- GALLEY KITCHEN WITH BREAKFAST BAR (UNDERFLOOR HEATING)
- SEPARATE DINING ROOM,
- LARGE BRIGHT TRIPLE ASPECT SITTING ROOM
- 4TH BEDROOM / FAMILY ROOM
- CONSERVATORY/UTILITY AREA

## OUTSIDE

- FRONT GARDEN AND USEFUL REAR TIERED GARDEN
- OUTDOOR HOME OFFICE BUILDING (- CURRENTLY USED AS A MUSIC STUDIO
- PRIVATE DIRECT ACCESS TO THE HURTWOOD WOODLANDS.
- GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR

## THE AREA

- HOLMBURY ST MARY IS NESTLED IN THE SURREY HILLS, AT THE BASE OF HOLMBURY HILL WITH ITS SPECTACULAR WOODLAND.
- CLOSE BY IS THE VILLAGE HALL, FOOTBALL PITCH, BEAUTIFUL CRICKET PITCH AND A GREAT PUB. WITH A RUSTIC COFFEE BAR AND GASTRO PUB LOCATED IN THE VILLAGE.
- 6 MILES FROM DORKING WITH ITS WIDE RANGE OF INDEPENDENT SHOPS, LEISURE AND ART FACILITIES
- 8 MILES FROM THE CATHEDRAL TOWN OF GUILDFORD.
- GOMSHALL TRAIN STATION 4MILES



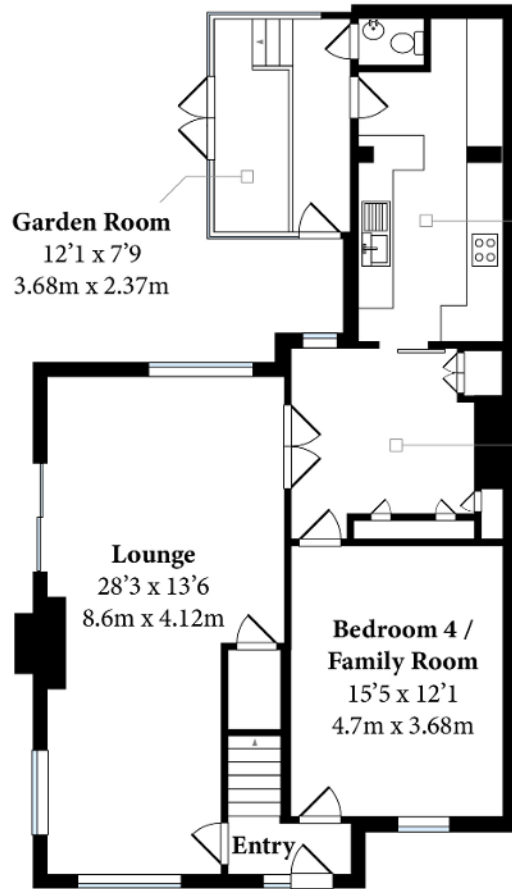




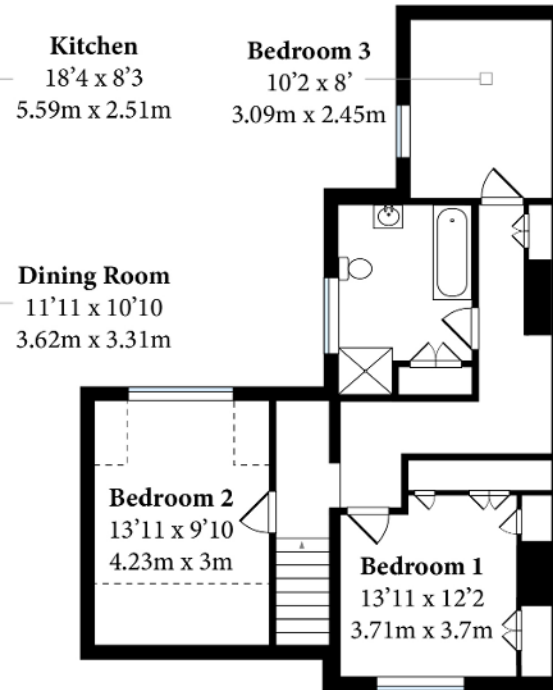
# Felday Glade, Holmbury St Mary

Approximate Total = 1637 sq ft / 152 sq m

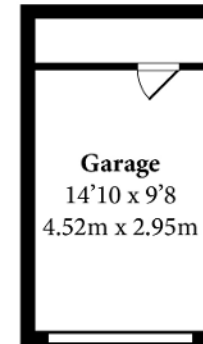
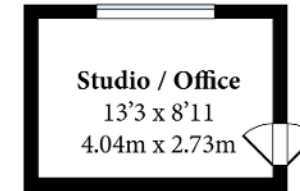
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G	37 F	



**Ground Floor**



**1st Floor**



COUNCIL TAX BAND: G  
 COUNCIL: GUILDFORD BOROUGH COUNCIL  
 SERVICES: MAINS SEWERAGE & OIL HEATING  
 TENURE: FREEHOLD

Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA 07464 043 045.