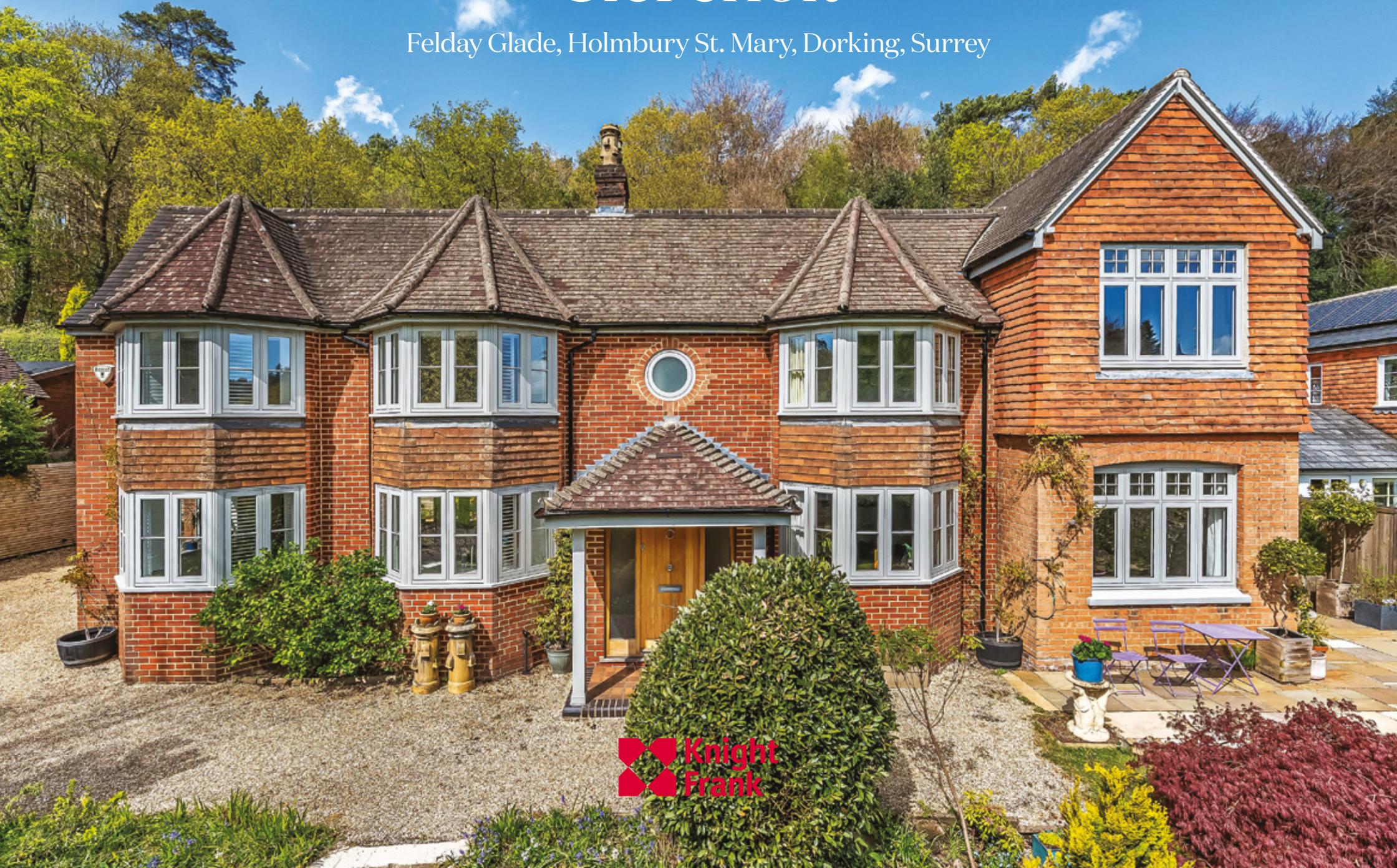


Clereholt

Felday Glade, Holmbury St. Mary, Dorking, Surrey





A beautifully refurbished home in the much requested village, Holmbury St. Mary.

Local towns: Abinger Hammer 2.4 miles, Peaslake 3.8 miles, Cranleigh, 6.4 miles, Dorking 7 miles

Train stations: Gomshall station 3.2 miles (London Waterloo from 51 minutes), Dorking station 7 miles (London Victoria from 56 minutes)

Guildford mainline station 10.4 miles (London Waterloo from 33 minutes)

Roads: A3 West Clandon 9.6 miles, M25 (Leatherhead Junction 9) 12.6 miles

Airports: London Heathrow 28.8 miles, London Gatwick 16.7 miles

(All distances and times are approximate)



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Summary of accommodation

Ground Floor: Entrance hall | Kitchen/dining room | Study/downstairs bedroom | Drawing room
Annexe kitchen/breakfast room | Family room | Two cloakrooms | Boiler room/storage

First Floor: Principal bedroom with en suite | Guest bedroom with en suite | Four further bedrooms
Two family bathrooms | Cloakroom | Separate sink

Situation

Clereholt enjoys a prime position on the outskirts of the sought-after village of Holmbury St Mary, nestled in the heart of the Surrey Hills – a designated Area of Outstanding Natural Beauty. Surrounded by rolling countryside, far-reaching views, and postcard-perfect villages, this idyllic setting offers the very best of country living within easy reach of London. The village itself is home to a thriving community and boasts two welcoming public houses, a picturesque green, a charming parish church, a well-regarded cricket club, and the esteemed Hurtwood House School.

The surrounding villages of Shere, Abinger Hammer, and Peaslake are all within easy reach, each offering a vibrant community atmosphere and a wealth of local amenities. These charming villages are home to welcoming public houses, restaurants, local shops, and essential services, including a surgery. Notably, the Kingfisher Farm Shop in Abinger Hammer and the Peaslake Village Store are standout highlights for those who enjoy fine local produce.

Holmbury Hill, with its Iron Age fort and an expansive network of over 60 miles of scenic paths and tracks, provides ample opportunities for outdoor pursuits including walking, riding, and cycling. For those seeking broader facilities, Guildford to the west, Dorking to the east, and

Cranleigh to the south offer superb educational, recreational, and shopping amenities, ensuring that every need is met with ease.

There is an excellent range of schools including Duke of Kent, Cranmore, St Teresa's, Longacre, St Catherine's, and Cranleigh School. In addition, Guildford, Dorking, and Cranleigh offer a variety of highly regarded schools. For younger children, there are also a number of easily accessible primary schools in nearby villages such as Peaslake, Abinger Common, and Shere.

Holmbury St Mary and its surrounding areas offer a wealth of outdoor pursuits and local conveniences. The Holmbury Hill Circular Walk provides spectacular views, while Hurtwood Forest boasts miles of trails for walking, cycling, and horse riding. Leith Hill, the highest point in southeast England, offers breathtaking panoramas. The village is home to The Royal Oak pub and the Peaslake Village Store, while the nearby Kingfisher Farm Shop in Abinger Hammer offers fresh, locally sourced produce. The picturesque village of Shere is just a short drive away, offering a selection of independent shops and cafes, while both Cranleigh and Dorking provide an array of shops, restaurants, and amenities. For those seeking further outdoor exploration, Box Hill, a renowned National Trust site, is within easy reach.



Clereholt

Clereholt is a charming character property dating back to around 1900, with later additions and recent, meticulous refurbishment throughout. Our clients have cleverly designed the property so that it can comfortably be used as a single home or with a two-bedroom integral annexe, perfect for multi-generational living.

The triple-aspect family kitchen/dining area enjoys an abundance of natural light and finished to a high standard, featuring a granite-topped island with an integrated breakfast bar, bespoke cabinetry, and flagstone flooring.



The spacious drawing room, accessed from the kitchen, offers high ceilings, a bay window, and hardwood flooring, making it ideal for relaxation and entertaining. A second reception room, currently a study, could easily serve as a playroom or extra bedroom.







Upstairs, the principal bedroom includes built-in cupboards and a spacious en suite with double sinks and views onto the garden. There are a further three double bedrooms (one en suite) which share a family bathroom room and a laundry room.

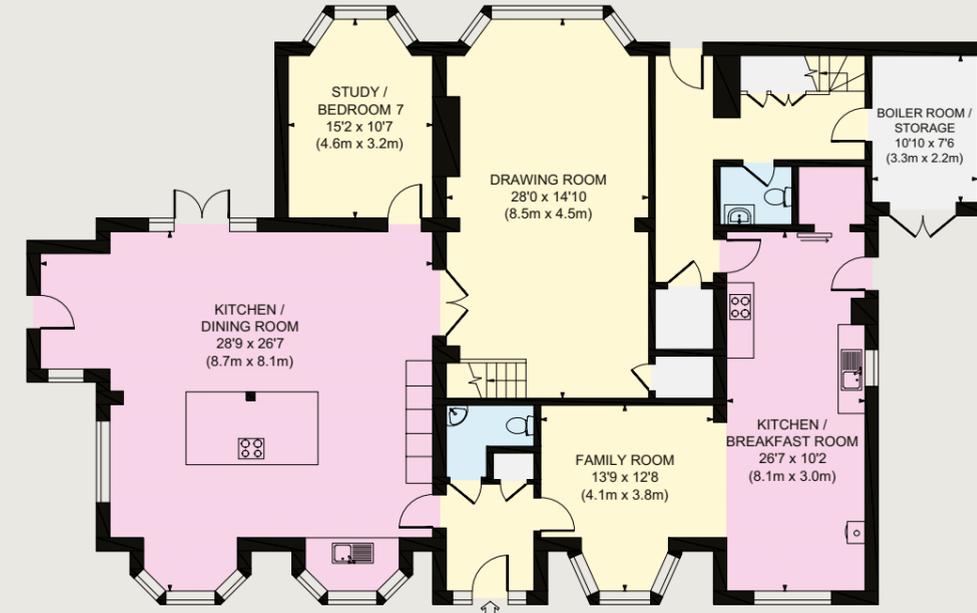
Within the annexe part of the home, there is a large family room with a second kitchen/breakfast room, with a wood-burning stove, hardwood floors, a second cloakroom, and a pantry. On the first floor there are two generous double bedrooms, a bathroom. This area can be easily integrated with the main house if desired.



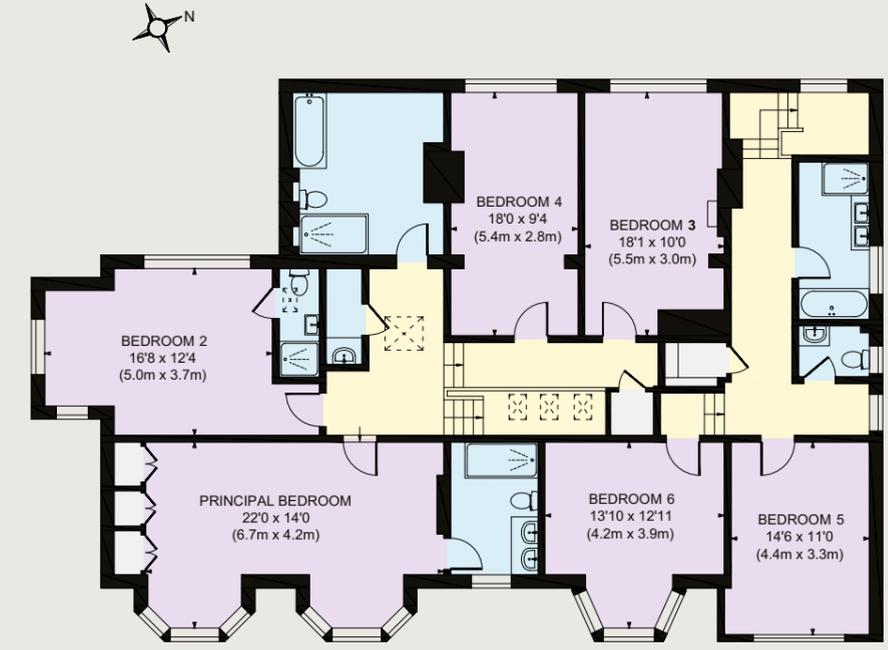


Approximate Gross Internal Floor Area
4100 sq. ft / 380.90 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden and Grounds

Outside, the delightful gardens are well kept with steps leading to a large level lawn at the front, a separate raised terrace and direct access to The Hurtwood with over 2000 acres of privately owned Surrey common land. Ample parking is offered for multiple vehicles on the gravel driveway.

Property Information

Services

We are advised by our clients that the property has mains water and electricity. Private drainage.

Tenure

Freehold

Local Authority

Guildford Borough Council – 01483 505050

Council Tax

Band H

EPC Rating

D

Directions

Postcode: RH5 6PG

What3words: ///wished.tall.pots

Viewings

Viewing is strictly by appointment through Knight Frank.





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