



**Laurel Cottage, Horsham Road, Holmbury St Mary  
Surrey RH5 6PD  
Price £499,950 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

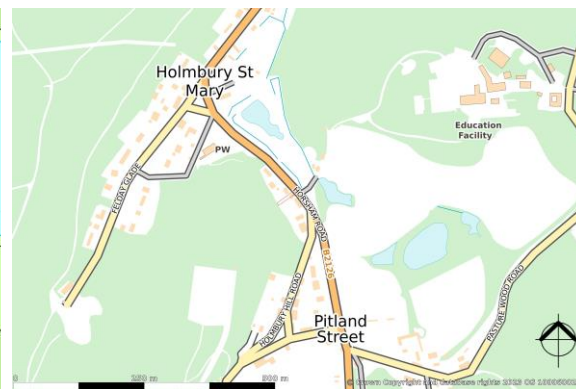
A very well presented 2 double bedroom semi-detached character home (about to be featured in Escape to the Country) with loft conversion/possible bedroom 3. Accommodation comprises a sitting room with feature log burner & painted ceiling beams open plan to a dining area with feature fireplace & a continuation of the painted ceiling beams. A door leads through to an extensive, well fitted kitchen with granite worktops & a door leading out to the rear garden. Upstairs there is a large double bedroom with views to the front, a feature fireplace & fitted wardrobes. A 2nd double bedroom to the rear also boasts a feature fireplace & fitted wardrobes & also an exposed brick wall. There is a superb bathroom with claw footed bath, a separate shower cubicle, feature fireplace & heated towel rail. A narrow staircase leads up to the loft conversion which is currently set up as a 3rd bedroom, with large velux window & eaves storage. The property has just had some upgrades to include new carpets & redecoration. Outside, there is a small private garden to the front with space for bistro table & chairs & views over fields. An area to the side of the property leads through to the rear garden with small shed, steps up to a terrace, cottage gardens then continue to 2 further small terraced areas & gated access to common land to the rear. The far part of the garden enjoys pleasant views over the house to the front. There is also a parking bay just along from the cottage. Situated in a central village location in the heart of the Surrey Hills, within walking distance of a couple of pubs, coffee bar & small grocery shop & church within easy access of the A25, Dorking & Guildford.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue for a couple of miles into the village, past the Royal Oak pub & church (set back from the road on your right), where you will find Laurel Cottage on your right, opposite the well on your left (with a parking bay on the left just after the well).

## Situation :

Located in the heart of Holmbury St. Mary village, within a short walk of 2 local pubs, & small village store, coffee bar, a church & car servicing garage, within approx. a 5 minute drive of the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary school & also within a short drive of Belmont school (private). The property provides easy access to an abundance of walks, bike rides, country pubs, restaurants & cafes as well as Dorking (with mainline station) approx. 5 miles, Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away & Gomshall station is within 10 mins.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**Council Tax : Guildford Borough Council 01483 505050 - Band E £2,915.56 per annum (2024-25)**

**All Mains Services except oil rather than gas**

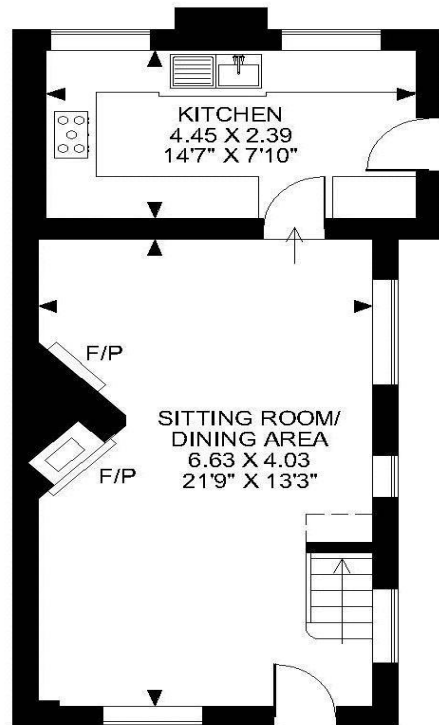
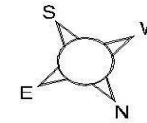
**Your Local Independent Estate Agent**



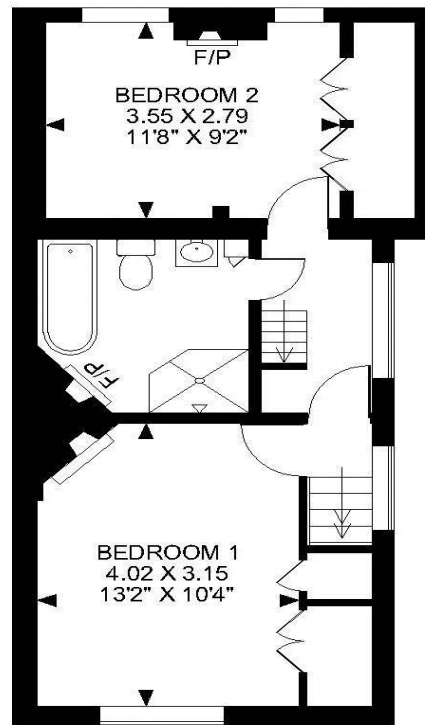
Please call 01483 205150 to arrange a viewing

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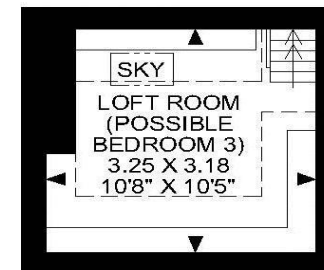
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 411 SQ FT/38 SQ M**  
**FIRST FLOOR = 434 SQ FT/40 SQ M**  
**SECOND FLOOR = 48 SQ FT/4 SQ M**  
**TOTAL = 893 SQ FT/82 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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