



**6 Hurtbank Cottages, Horsham Road,  
Holmbury St Mary, Surrey RH5 6NH  
Price £735,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

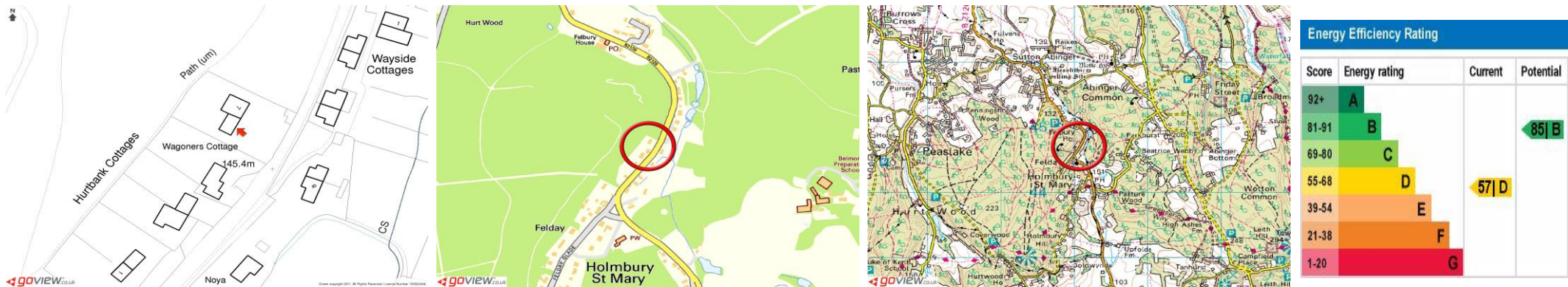
A spacious & very well presented 4 bed semi-detached family home set over 4 floors offering accommodation to include a sitting room with feature log burner fireplace & under stairs storage cupboard, a recently fitted 17ft kitchen/breakfast room with an excellent range of units with solid wood worktops, integrated appliances, a butler sink, Redfyre oven (similar to Aga), ample space for table & chairs & double doors leading out to the side patio & single door providing access to the front garden. The 1st floor offers a dual aspect double bedroom & well fitted shower room, the 2nd floor offers 2 further double bedrooms with fitted wardrobes & a 4th large single bedroom & stairs lead up from the largest of those 3 bedrooms to the 3rd floor ensuite, with freestanding bath, basin set into vanity unit, wc & a large velux window. Outside the property benefits from large, well tended tiered lawned gardens to the front, with a shed/log store on the lower level. There is a lovely paved patio to the side of the kitchen with space for entertaining, which in turn leads to a rear lawned garden with a further shed & gated access to Holmbury Hill. There is no designated parking with the property but there is an area opposite the house which is virtually always available. This desirable, elevated village home offers many period features internally & enjoys panoramic views over Holmbury St Mary village. Located within a short walk of the village pubs & cafes yet within close proximity to the A25, providing easy access to Dorking & Guildford town centres.

## 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. Follow this road for 2-3 miles into the village, where you will find 6 Hurtbank Cottages on your right, approx. 100 yards before Felday Glade, the village green, church & Royal Oak pub (parking bay opposite).

## Situation :

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within walking distance of 2 local pubs, & small village store, coffee bar, a church & car servicing garage, within approx. a 5 min drive of the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary school & also within 5 mins 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 a 20 min drive, Gomshall station within 10 mins.



**Council Tax : - Guildford Borough Council 01483 444864 - Band E - £2915.56 per annum (2024-25)**

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

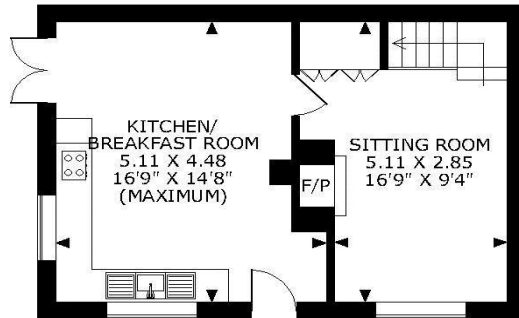
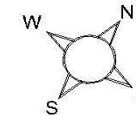
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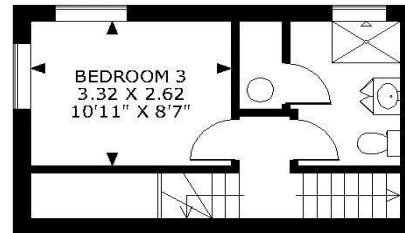
Please call 01483 205150 to arrange a viewing

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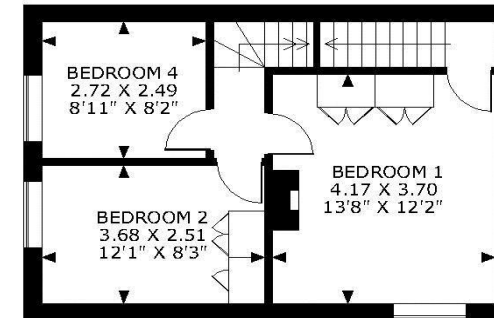
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 401 SQ FT/37 SQ M**  
**FIRST FLOOR = 236 SQ FT/22 SQ M**  
**SECOND FLOOR = 403 SQ FT/37 SQ M**  
**THIRD FLOOR = 77 SQ FT/7 SQ M**  
**TOTAL = 1117 SQ FT/103 SQ M**



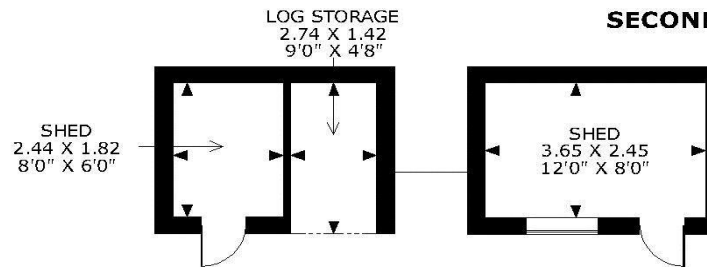
**GROUND FLOOR**



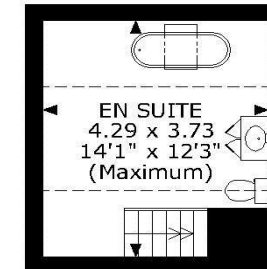
**FIRST FLOOR**



**SECOND FLOOR**



NOT SHOWN IN ACTUAL LOCATION



**THIRD 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.

**Terra Cotta (Estate Agents) Ltd**

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 Tel: 01483 205150 – Registered No: 03516147

**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
 Saturday 09:30am – 5:00pm