



**3 Wayside Cottages, Horsham Road,  
Holmbury St Mary, Surrey RH5 6NH  
Price £499,950 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

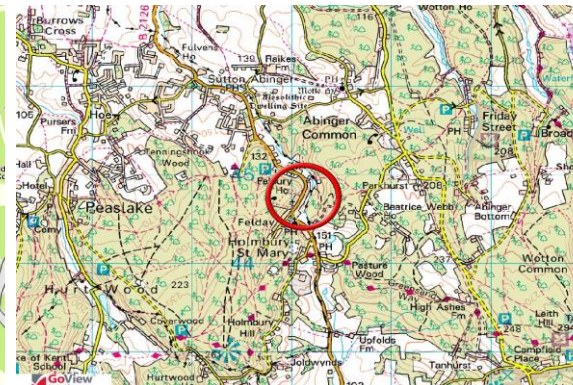
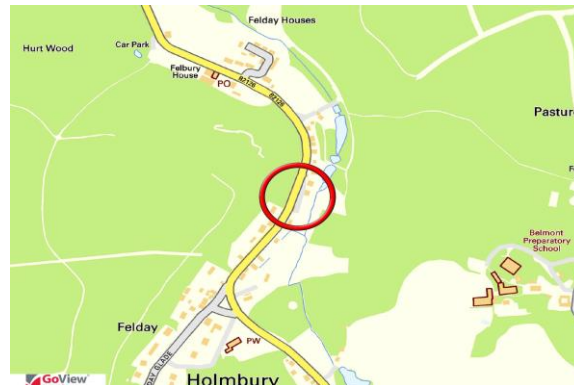
A very well presented 2 double bedroom semi-detached character cottage, we believe dating back to the 1870's, situated in the heart of this popular Surrey Hills village. Ground floor accommodation comprises a sitting room with feature log burner & solid wood flooring open plan to a dining area with feature stained glass window & continuation of wood flooring. There's also a small study area & a well fitted dual aspect kitchen with butler sink & solid wood worktops. Upstairs there is a large double bedroom with original feature fireplace & fitted wardrobes, a 2nd double bedroom & a very well fitted, spacious bathroom with corner bath & hand held shower, separate shower cubicle, his & hers basins, wc & skylight. The property also boasts off-street parking for 1 car & a small courtyard garden (with access to a store which could be integrated into the house) plus a 130ft lawned garden (set circa 70 ft along a track, away from the house) with small bridge over stream, Hurtwood woodland beyond & views towards St Mary's Church & Holmbury Hills.

## 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 Felday Houses (a cul-de-sac on your left), then a small track on your left. Shortly after this, take the next track on your left, immediately after Wayside Gate, where you will find No. 3 Wayside Cottages on your right (past the 1st of a pair of semi's on your left).

## 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

**Council Tax : Guildford Council - 01483 444864 - Band F £2,291.06 per annum (2023-24)**

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

**Your Local Independent Estate Agent**





(GATE-LEGGED) GARDEN



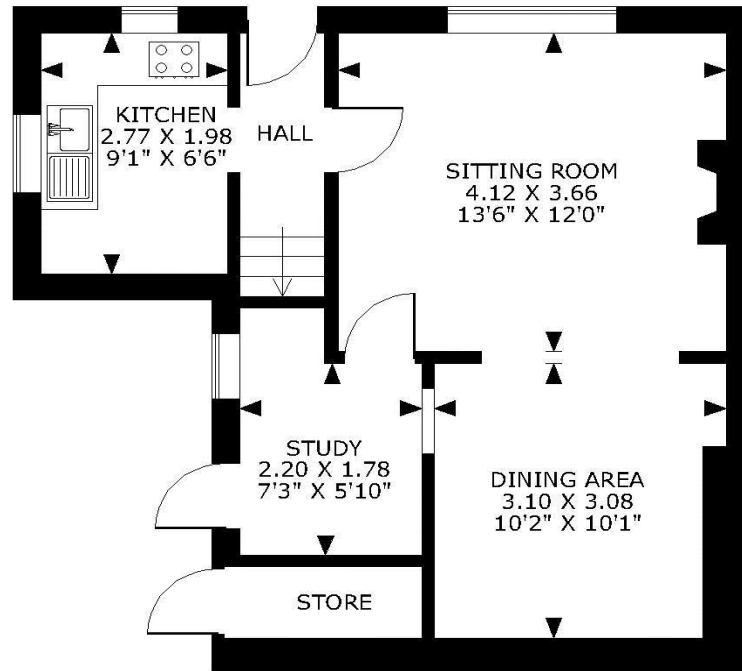
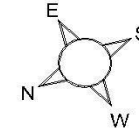
VIEW FROM PROPERTY



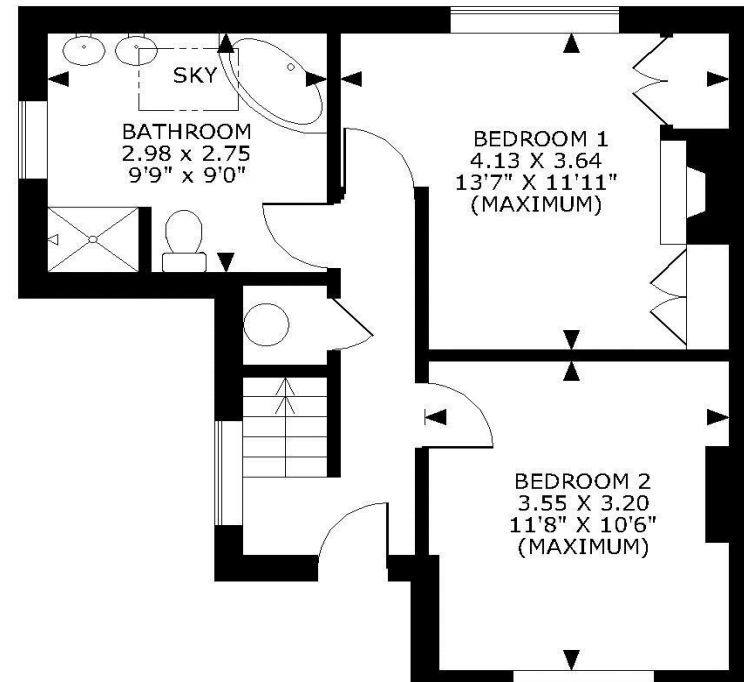
Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 422 SQ FT/39 SQ M**  
**FIRST FLOOR = 439 SQ FT/41 SQ M**  
**TOTAL = 861 SQ FT/80 SQ M**  
QUOTED AREA EXCLUDES 'EXTERNAL STORE'



**GROUND FLOOR**



**FIRST FLOOR**

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

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

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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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