



**Chapel Cottage, Horsham Road,  
Holmbury St Mary Surrey RH5 6NH  
Price £875,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

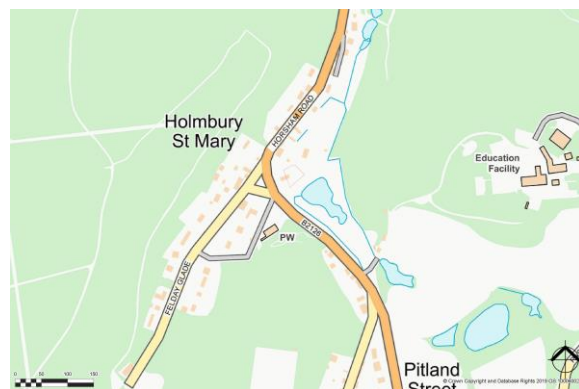
A very attractive & immaculately presented 2 bedroom grade II listed cottage dating back to circa 1540, reputed to be the 2nd oldest in the village, which has been lovingly restored & upgraded (to include the windows, electrics, plumbing & further insulation) with exceptional attention to detail. Ground floor accommodation comprises a 25ft reception room with feature inglenook fireplace & wood burning stove, Italian terracotta tiled flooring & exposed beams to the ceiling, a very well fitted kitchen with painted oak units & solid wood worktops, a vintage Aga, separate oven with electric hob, stripped pine flooring & ample space for table & chairs, a separate utility/boot room & a luxurious shower room. The 1st floor offers a spacious dual aspect master bedroom with a feature wood burning stove set into the original baby inglenook fireplace, a 2nd large dual aspect double bedroom with display fireplace & a family bathroom. The cottage benefits from a direct BT fibre connection providing 1GB download speed & the ability to work from home. Outside there is a lawned garden to the front enclosed by mature hedging. At the rear, through a 5-bar gate there is an area of off-street parking for 4-5 cars, a double garage with pitched roof & scope to convert into a large 1-bed annexe (stpp) & a covered wood store to one side, bordered by mature hedging. This leads through to the main part of this very private garden, which is circa 135 ft in total, mainly laid to lawn with a selection of mature trees, shrubs, flower borders & a good size patio to the rear of the house. Set in the heart of this tranquil Surrey Hills village, within a short walk of 2 local pubs, a cafe, small village store & the village church yet providing easy access to the A25, Dorking & Guildford. Must be seen !

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane & continue up to 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, where you will find Chapel Cottage on your left, immediately before the village green & Royal Oak pub on your right. Turn left into the driveway immediately after Ivy Cottage & continue for circa 50 yards, where you will find access to the parking, through a 5 bar gate on your left.

## Situation :

Located in the heart of this sought after Surrey Hills village within approx. a 5 minute drive of the A25, so ideally situated for numerous highly regarded local schools, an abundance of walks, bike rides, country pubs, local farm shops, restaurants & cafes as well as Dorking (approx. 5 miles), Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 85   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 50   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**Council Tax - Guildford Borough Council - Band F £3445.67 per annum (2024-2025)**

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

**Your Local Independent Estate Agent**



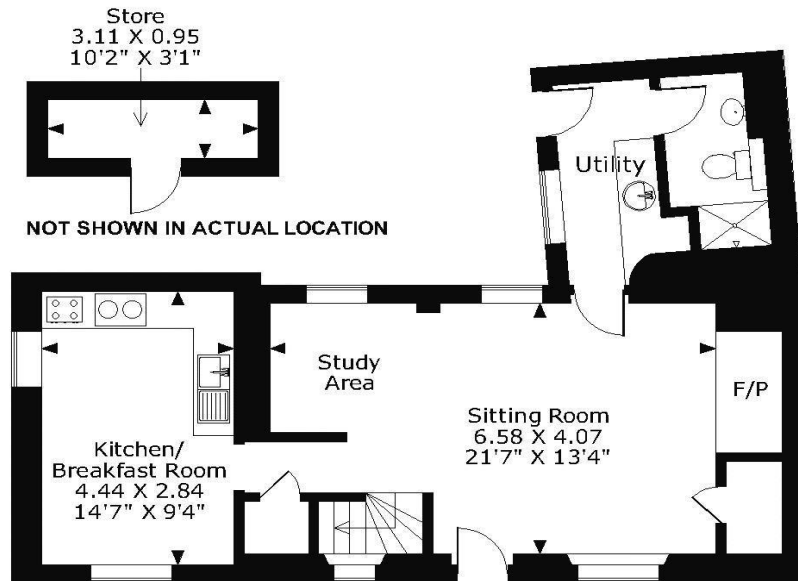
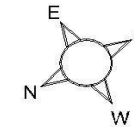


Please call 01483 205150 to arrange a viewing

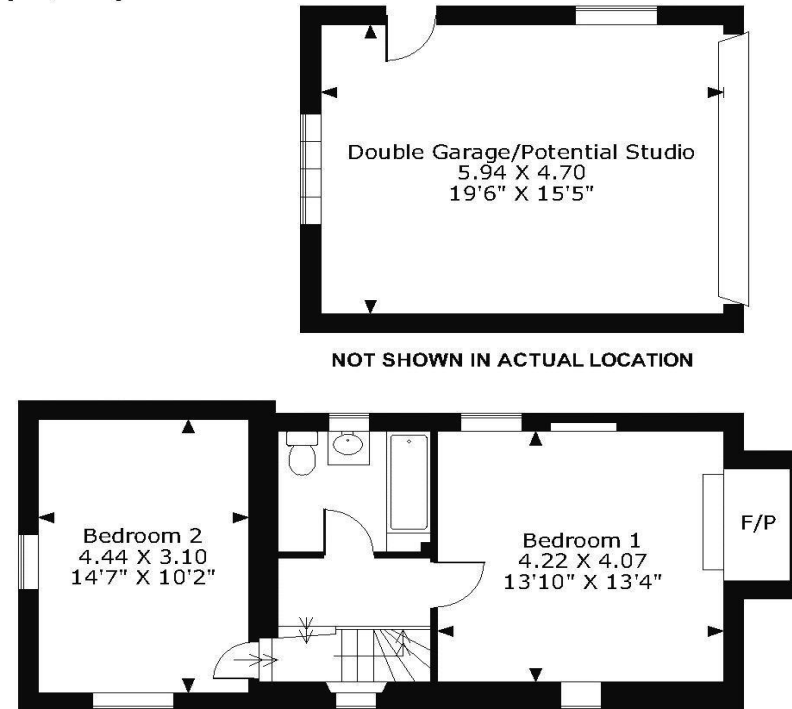


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**APPROXIMATE GROSS INTERNAL AREA**  
Ground Floor = 608 Sq Ft/56 Sq M  
First Floor = 443 Sq Ft/41 Sq M  
Total = 1051 Sq Ft/97 Sq M  
Double Garage/Potential Studio = 301 Sq Ft/28 Sq M  
Store = 32 Sq Ft/3 Sq M



**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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**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

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