



**Pasturewood Cottage, Pasturewood Road,
Holmbury St. Mary Surrey RH5 6LG
Price Offers in Excess of £995,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious & well presented 4 bedroom attached family home with character features, a detached double garage & circa 2/3 acre garden, in a quiet location in Holmbury St Mary village. Ground floor accommodation comprises an entrance hall with wc & under stairs cupboard, a large dual aspect sitting room with feature bay window & log burner set into brick surround, a recently refitted L-shaped kitchen with an extensive range of units including breakfast bar, granite worktops, a range with electric hob & stable door leading out to the garden. There is also a dining room with feature log burner with fitted display units to either side & a hatch to the kitchen, & a play room/bedroom 4 with sliding door leading to garden. On the 1st floor there is a large dual aspect double bedroom with fitted wardrobe, 2 further bedrooms & a large, superbly fitted bathroom with bath & wall mounted shower. To the front of the property, a 5 bar gate provides access to a long driveway leading up to the the garage block comprising 2 garages & 2 sheds (circa 400 sq ft in total). The private garden has a good size paved patio to the front of the property & is then mainly laid to lawn with mature trees & shrubs to either side. Situated in a very quiet location yet within 1/2 mile of the village pubs, church, cafe & shop, & within close proximity to the A25. Offered for sale with lapsed planning permission to extend over the kitchen to create a further upstairs bedroom (which is likely to be reinstated if required). 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, 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 along this road for a couple of miles into Holmbury St Mary village, turning left shortly after the Royal Oak pub, village green & garage into Pasturewood Road. Continue for circa 250 yards where you will find Pasturewood Cottage on the left.

Situation :

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within 1/2 mile 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. 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		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

Council Tax - Mole Valley Council - Band F £3382.82 per annum (2024-25)

All Mains Services except oil rather than gas

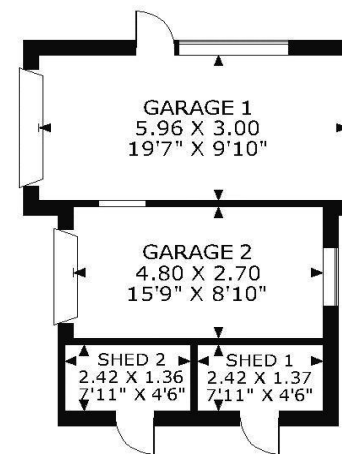
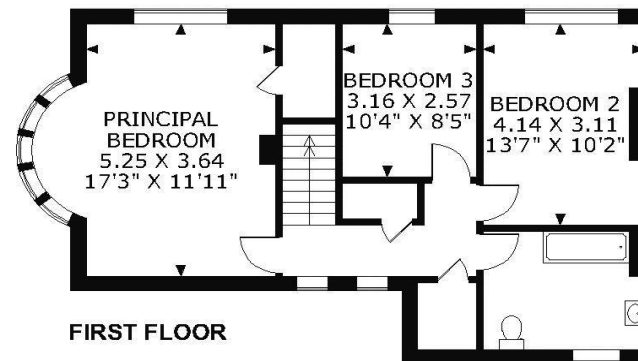
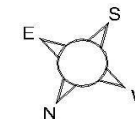
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 992 SQ FT/92 SQ M
FIRST FLOOR = 696 SQ FT/65 SQ M
TOTAL = 1688 SQ FT/157 SQ M
 Quoted Area Excludes 'External C/B'
GARAGES = 339 SQ FT/31 SQ M
SHEDS = 73 SQ FT/7 SQ M



NOT SHOWN IN ACTUAL LOCATION

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.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk