



Birdlands, Felday Glade, Holmbury St. Mary
Surrey RH5 6PG
Price £749,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

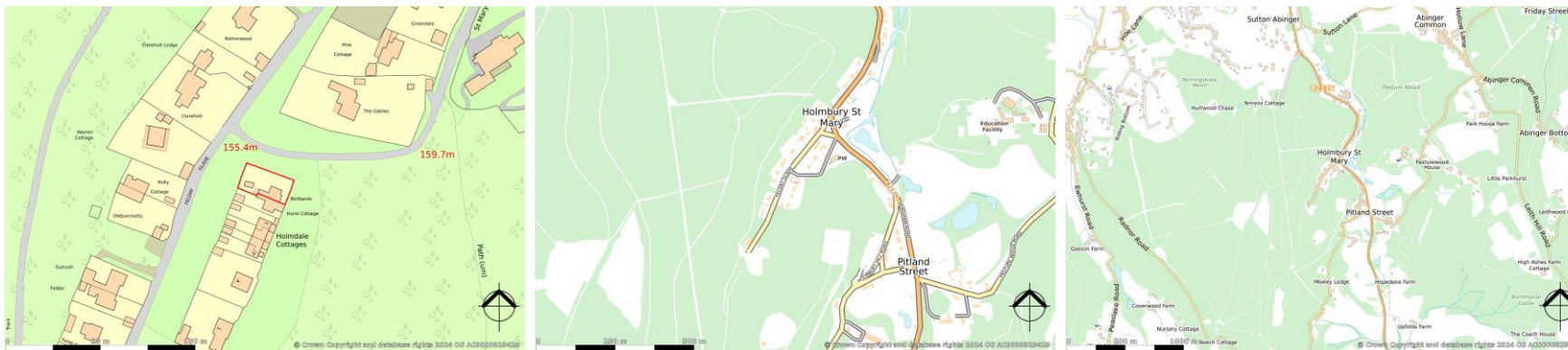
A very well presented 2 double bedroom character cottage with views located in a quiet road in the heart of the village of Holmbury St Mary. Ground floor accommodation comprises a good size sitting room with feature log burner set into an exposed brick surround with fitted low level storage cupboards to either side. A door leads to a dual aspect kitchen/breakfast room with an extensive range of low level & wall mounted units complemented by quartz work tops, a butler sink, an integrated dishwasher & a free standing Rangemaster oven set into a tiled alcove, with ample space for a table & chairs. A boot room with floor to ceiling fitted storage & a door leading to the front garden also provides access to a wc/utility room with plumbing for a washing machine & tumble dryer. Upstairs there are 2 good sized double bedrooms & a recently fitted bathroom with bath, wall mounted shower, hand held shower with shower screen, a wc & basin set into vanity unit, complemented by part-panelled walls. The cottage benefits from many character features to include solid wood floors, original doors & some beams & offers scope to extend (stpp). There is an area that belongs to Birdlands outside the property's perimeter fence which is pegged out, & provides hardstanding for off-street parking (& possibly a car port subject to reinstating expired planning permission). A pedestrian gate leads through the close boarded wood fencing to the side of the property to a good size front garden (with hardstanding from the old garage), a side garden, which is mainly laid to lawn & leads down to a post & rail fence to the rear of the property. The land beyond this fence is common land, so can be used but cannot be built upon. Situated in a very desirable cul-de-sac which provides direct access to extensive walks over Holmbury Hill, across to Peaslake etc. & is within a short stroll of one of the village pubs, church etc. & within a 10 min walk of the other pub, village shop & cafes. Offered for sale with no onward chain.

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 right immediately before the village green, continuing to the right of the Royal Oak pub into Felday Glade where you will find Birdlands on your left (3rd property after the pub car park).

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 schools. 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		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Council Tax : Guildford Borough Council - Band F - £3,605.74 (2025-26)

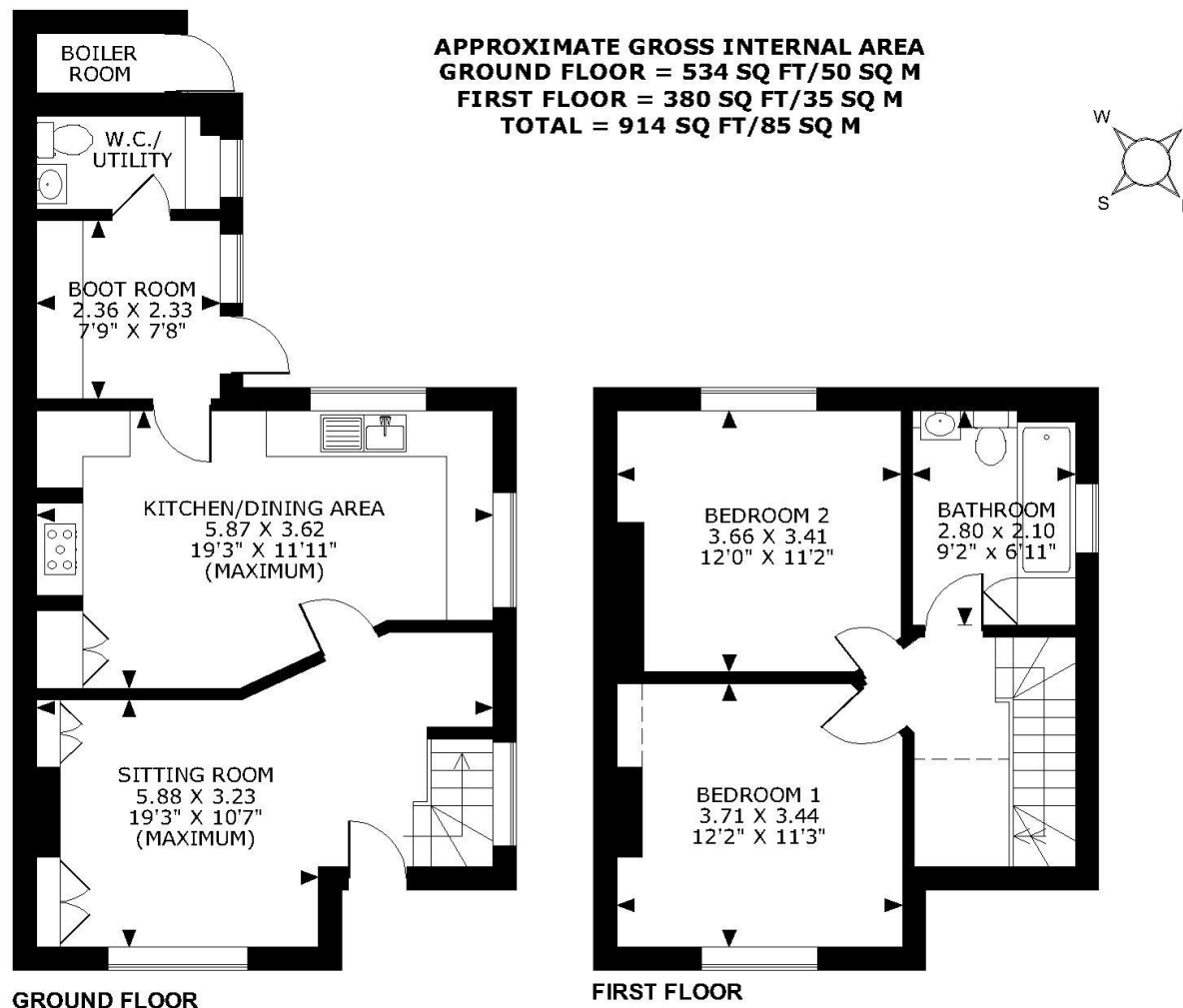
All Mains Services except oil rather than gas

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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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