



**2 St Marys Cottages, Horsham Road,
Holmbury St Mary Surrey RH5 6PD
Price OIEO £525,000 Share of Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

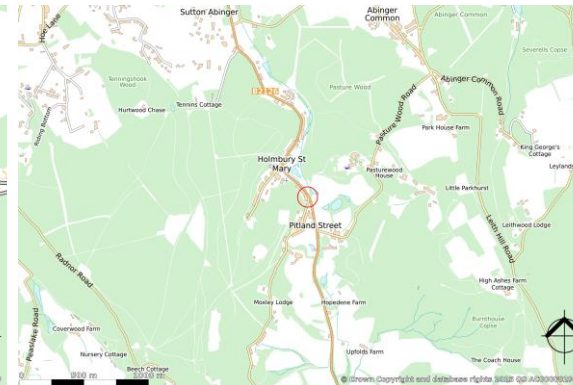
An extremely well presented 2 double bed character cottage with detached outbuilding (currently used as an office), a private garden, off-street parking & views set in the heart of Holmbury St Mary village. Ground floor accommodation comprises a large sitting room with a feature log burner set on a plinth, a well fitted kitchen/breakfast room with a good range of low level & wall mounted units complemented by solid wood worktops, a butler sink, a freestanding range with gas hob & extractor hood over, integrated appliances, & feature slate floor & a separate utility area under the stairs. Upstairs offers 2 double bedrooms with fitted wardrobes & a superbly fitted bathroom with bath, wall mounted shower, hand held shower, shower screen, wc, basin & heated towel rail. Outside the property benefits from off-street parking for 2 cars (in the car park to the left of No. 1), a private courtyard garden to the rear of the house & a superbly landscaped (tiered) garden with outside lighting up some steps to the rear, which includes an outbuilding currently set up as an office, with hard wired internet, skylight, heating, power & light. The property benefits from character features to include exposed beams, under floor heating on the ground floor, double glazed windows & a shared porch (with No. 1) to the front which is great for storage. Situated within 2 miles of the A25, within a short walk of 2 local pubs, cafes & a small general store, & with superb views over a well & fields beyond to the front. 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 for a couple of miles, past the Royal Oak pub (set back from the road on your right) into the village, where you will find St Marys Cottages on your right, opposite the well on your left. Access to No. 2 can be gained to the rear of the building.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	35 F	
1-20	G		

Council Tax - Guildford Borough Council 01483 444864 - Band E - £3051.00 (2025-26)

The property is sold to include a share of freehold, with 83 years remaining on the lease.

Residents contribute £66.66 per month (£800 per annum) for general external maintenance, communal pathways and the roof

Mains Water, Drains & Electric (no oil or mains gas but with propane gas bottles for the range)

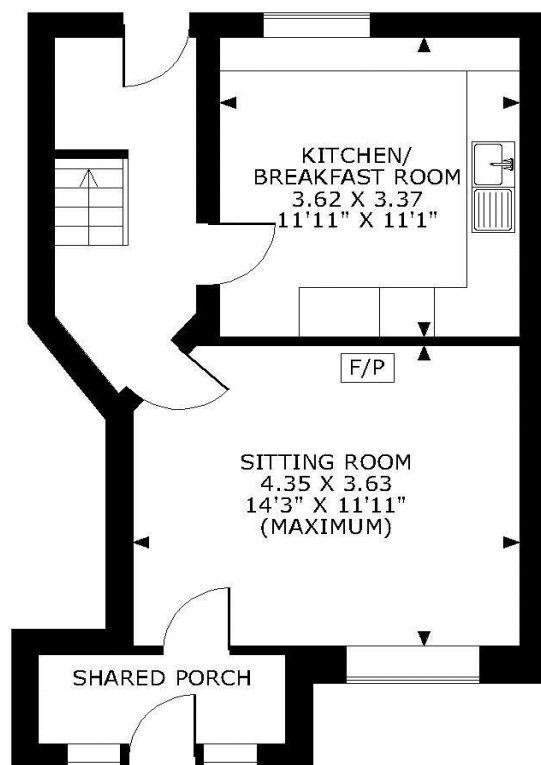
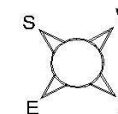
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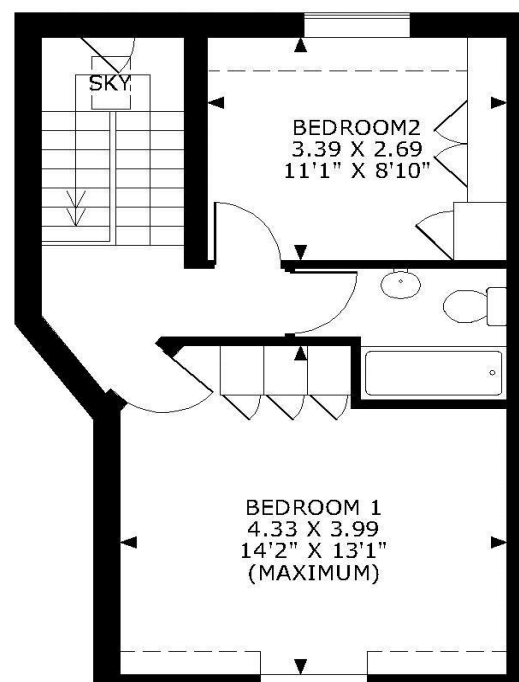
Please call 01483 205150 to arrange a viewing

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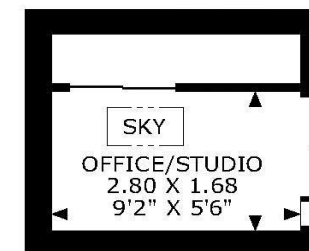
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 416 SQ FT/39 SQ M
FIRST FLOOR = 364 SQ FT/34 SQ M
OUTBUILDING = 71 SQ FT/7 SQ M
TOTAL = 780 SQ FT/73 SQ M



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

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.

□ □ □ 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.

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