



Felday Glade, Holmbury St. Mary

£725,000

EPC Rating '42'

- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- SEMI-RURAL LOCATION
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- STYLISH BATHROOM
- REAR GARDEN BACKING ONTO FIELDS
- SOUGHT AFTER VILLAGE LOCATION

- SHORT DRIVE TO GUILDFORD AND DORKING
- CLOSE TO STUNNING COUNTRYSIDE WALKS



NO ONWARD CHAIN - Tucked away in a tranquil rural setting, this charming semi-detached, two-bedroom cottage perfectly balances period character with modern convenience. Surrounded by open green space, it enjoys a lovely sense of seclusion whilst remaining within easy reach of local amenities and excellent transport links.

The ground floor offers a warm welcome with a bright and inviting sitting room featuring an exposed beams, original timber front door and an attractive brick fireplace with wood-burning stove, ideal for cosy evenings. The kitchen/dining room has been tastefully designed with shaker-style cabinetry, a butler sink and a range cooker set within a feature alcove, creating a stylish yet practical heart of the home. There is plenty of space for a family sized dining table and chairs, making it a wonderful space for entertaining. Wooden flooring throughout the downstairs accommodation creates a seamless connection throughout. Finishing off the ground floor is a useful boot room, leading to a W/C.

Upstairs, there are two generously sized double bedrooms, both bright and airy with wonderful views out. Servicing the bedrooms is the family bathroom, providing a comfortable and well-planned layout with a contemporary suite including a bath and overhead shower.

Outside, the property benefits from a large gravelled driveway, a spacious garden and direct access to picturesque countryside walks – a wonderful opportunity for buyers looking to enjoy village life in a peaceful and scenic location.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, and electricity. The property is heated by oil. The broadband is ADSL connection.

Location

The Parish of Holmbury St Mary lies in the heart of the Surrey Hills, nestled on the eastern slopes of Holmbury Hill, known to be one of Surrey's prettiest villages and listed as the fourth highest point in Surrey. The village has much to offer and centres around St Mary's church overlooking the village green. There are several excellent pubs as well as two charming coffee shops, all conveniently within walking distance of the property. The village hall offers a range of activities for residents and for sporting enthusiasts, there is the local cricket club. Nearby, the Kingfisher Farm Shop provides a selection of fresh local produce, plants, and flowers. The surrounding wooded hills are increasingly popular with walkers, cyclists and horse-riders making it an ideal location for all ages. A regular array of annual events bring residents together from wine tasting to barn dances, and the well attended firework display in the Glade in early November. The social committee are very active. The village also holds annual spring and summer flower shows, organised by the Horticultural Society while the Holmbury St Mary's religious community offer a range of celebrations held by the church. The village lies 4.5 miles (7 km) southwest of Dorking and 8 miles (13 km) southeast of Guildford. Frequent bus services connect the village to Guildford and Dorking, and from these towns, trains offer easy access to London Waterloo and Victoria in under an hour. The A25 is also nearby, ensuring excellent road connectivity. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre.

Agents Notes: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



Felday Glade, RH5

Approximate Gross Internal Area = 88.4 sq m / 951 sq ft
Boiler Room = 1.4 sq m / 15 sq ft
Total = 89.8 sq m / 966 sq ft

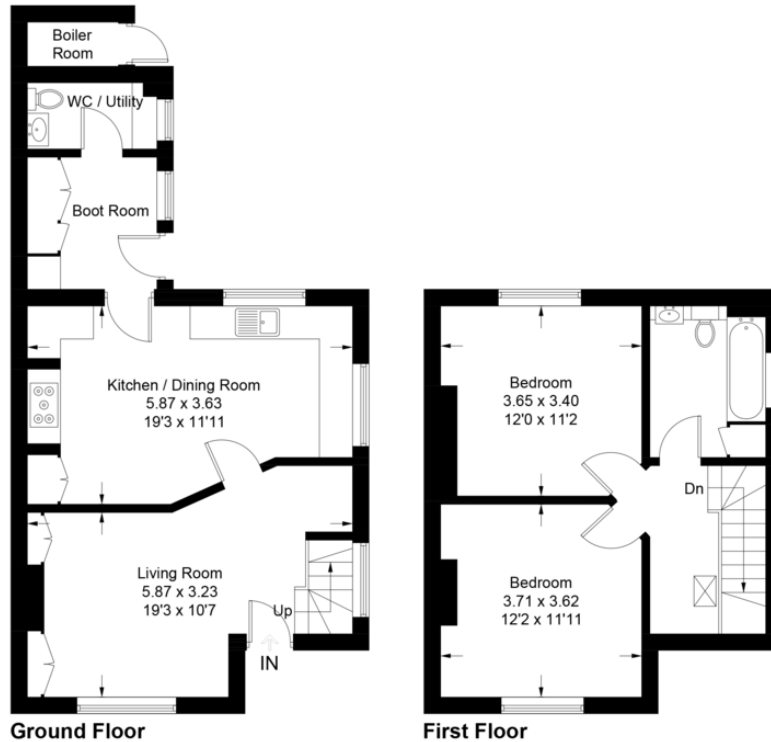


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239708)

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 BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.