



The Coppers

Holmbury St. Mary

Guide Price £899,950

Property Features

- FOUR BEDROOMS & TWO BATHROOMS
- PERIOD FEATURES
- GRADE II LISTED COTTAGE
- THREE RECEPTION ROOMS
- SEMI RURAL LOCATION IN HOLMBURY ST MARY
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE WALKS
- IMPRESSIVE FORMAL DINING/LIVING ROOM WITH MEZZANINE LEVEL BEDROOM
- WRAP AROUND GARDEN AND OFF-ROAD PARKING
- SHORT DRIVE TO GUILDFORD AND DORKING
- FLEXIBLE LAYOUT



Full Description

Tucked away at the end of a private driveway and surrounded by open fields and mature woodland, The Coppers is a truly enchanting Grade II listed Arts & Crafts cottage dating back to circa 1900 and inspired by the renowned local architect Sir Edward Lutyens. This wonderfully characterful home blends historic charm with generous, versatile accommodation and enjoys a tranquil and private setting.

The cottage immediately impresses with its beautifully preserved period features, starting in a central entrance hall which leads to a W/C and all key rooms. The dining room, currently set up as an office, sits at the front of the property and offers excellent space for a dining table and chairs. The sitting room offers an inviting and atmospheric space centred around an attractive, open fireplace and enjoys rich tones from the original tiled flooring. Timber detailing is complemented by a stunning run of Arts & Crafts leaded windows that frame leafy views and fill the room with gentle natural light. This warm and relaxing space is perfect for reading, hosting guests or cosy evenings by the fire. The kitchen/breakfast room sits adjacent and captures the essence of cottage living, fitted with bespoke solid oak cabinetry, timber worktops, a traditional butler sink and a classic electric AGA. Leaded windows overlook the garden beyond, creating a delightful backdrop while cooking or gathering around the preparation area. The room has a wonderfully rustic feel, with character fixtures and a layout ideal for everyday family life. One of the home's most striking features is the impressive formal dining/living room, showcasing a dramatic vaulted ceiling, extensive exposed timber beams and a mezzanine level above. This exceptional space is brimming with charm and offers superb flexibility—whether used for family dining, entertaining, a creative workspace or a second cosy sitting area. With its own bathroom and bedroom on the first floor, this space could make an ideal self-contained annexe.

Upstairs, the cottage provides three well-proportioned bedrooms, all enjoying far-reaching views across fields and woodland as well as original wooden flooring. Bedroom three also features a set of stairs up to a second-floor loft room, which the current owners use as an additional storage space and teenage lounge area. A family bathroom completes the first floor, fitted with a bath, sink and W/C.

Outside
The gardens surrounding the cottage are mature, beautifully planted and wonderfully private—an idyllic extension of the home. With open fields and woodlands beyond, the setting provides a true sense of escape. The current owners currently rent an area of woodland at the rear of the property for £80 per annum.

A rare opportunity to purchase a captivating period home of genuine character, enjoying outstanding seclusion in one of Surrey's most admired rural locations.

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 Coppers, RH5

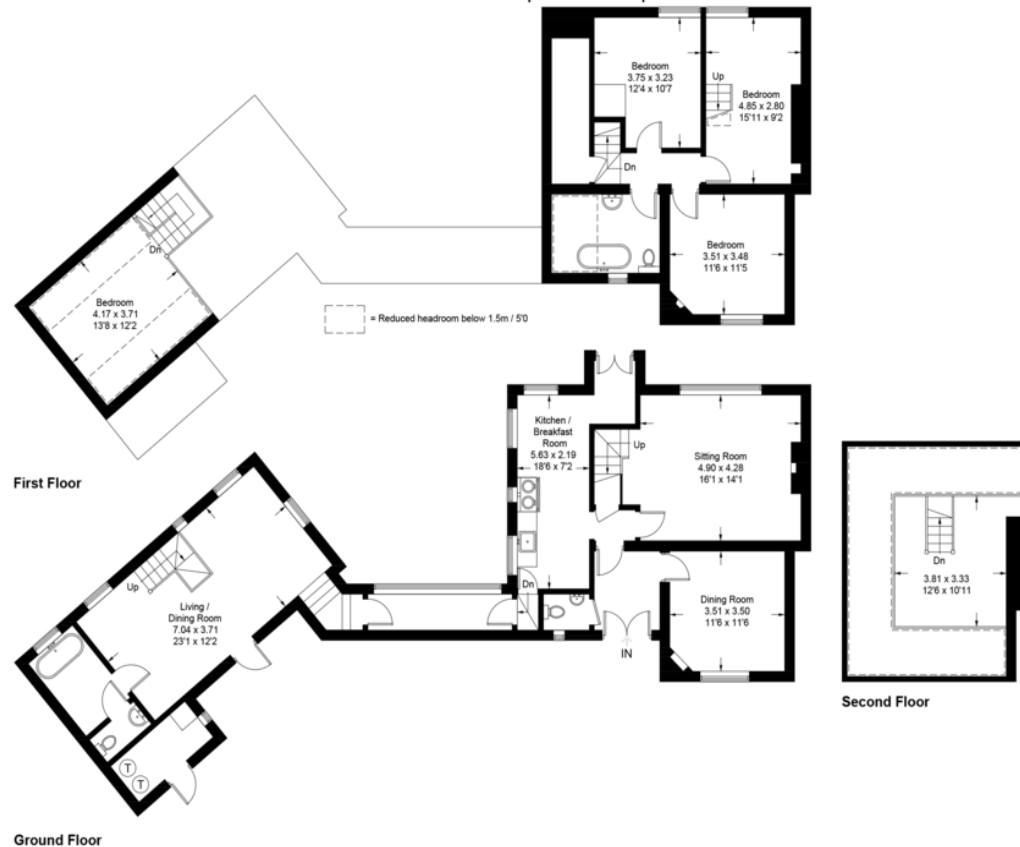
Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft

(Excluding Reduced Headroom)

Reduced Headroom = 30.8 sq m / 331 sq ft

Outbuilding = 4.1 sq m / 44 sq ft

Total = 219.2 sq m / 2359 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1254446)



VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council

CONTACT

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