



**Clereholt, Felday Glade,
Holmbury St. Mary, Surrey RH5 6PG
Price £1,795,000 Freehold**

TERRA COTTA
Independent Estate Agents



PROPERTY DESCRIPTION

A substantial detached family home which has been completely refurbished & is currently split into a 4 double bed house & 2 double bedroom annexe, offering exceptionally spacious accommodation with attractive gardens in a quiet no through road with great views in the heart of the Surrey Hills. An entrance hall with wc to the front provides access to the main house on one side & the annexe on the other.

Accommodation in the main house comprises a superb circa 500 sq ft triple aspect kitchen/dining room with an extensive range of low level & wall mounted units to include a large central island with breakfast bar, matching window seat set into a bay, butler sink & integrated appliances open plan to a spacious dining area with double doors leading out to the rear patio & a further door to the side. Double doors lead through to a very spacious sitting room with a bay window. There is also a family room/large study with bay window.

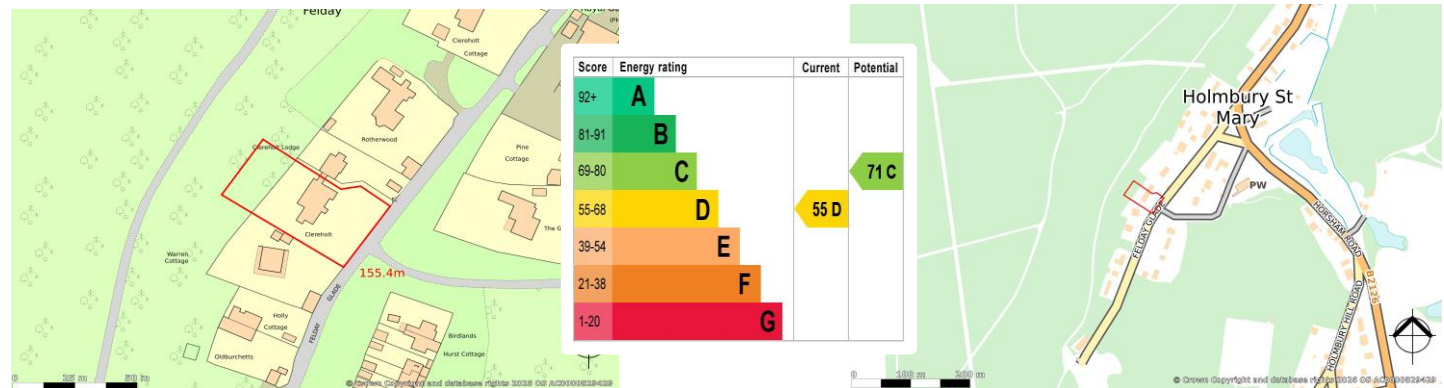
The first floor of the main house benefits from 4 large double bedrooms & 3 bathrooms. The principal bedroom has a range of fitted wardrobes, 2 bay windows (one with window seat) overlooking the front garden & views beyond, an original feature fireplace & an ensuite shower room with walk-in style double shower, wc & his & hers basins set into a vanity unit. The triple aspect guest bedroom also benefits from an ensuite shower, the large family bathroom offers a bath with hand held shower, a separate shower, wc & basin & there is a utility cupboard.

The annexe offers a sitting room with bay window open plan to a large kitchen/breakfast room with a good range of low level units, ample space for table & chairs, a feature log burner, a walk-in larder & door to front garden. An inner hallway offers storage, a wc, access to the boiler room & also to the rear garden.

A staircase leads up to the first floor which offers 2 large double bedrooms overlooking the front garden (one with bay window), a bathroom with bath, shower cubicle, & his & hers basins & a separate wc. The property has recently undergone a full refurbishment to a very high specification to include replacement of all the windows, shutters, solid oak flooring, flagstone flooring etc. & the layout has been designed so that it would be very easy to convert the property back into one house.

Outside, the property benefits from a five-bar gate to the front, a driveway to the side then leads to an area of off-street parking for numerous cars, where there is lapsed planning permission for a detached garage. There is a large, private, well tended front garden, with an extensive lawned area & a selection of mature shrubs, flower borders & some trees. To the rear of the property, there is an attractive rockery, steps lead up to a raised lawned area, with gated access to a large area of common land, which is attached to Clereholt (several of the neighbouring properties have landscaped their areas of common land, & use them as if they were part of their private garden). This enjoys views over the village church & beyond & provides direct access to the Hurtwood Forest. Situated along a highly sought after & peaceful road within a short walk of the village pub & church, with a 2nd pub, a small (essentials) shop & 2 cafes within 1/2 mile. Must be seen !









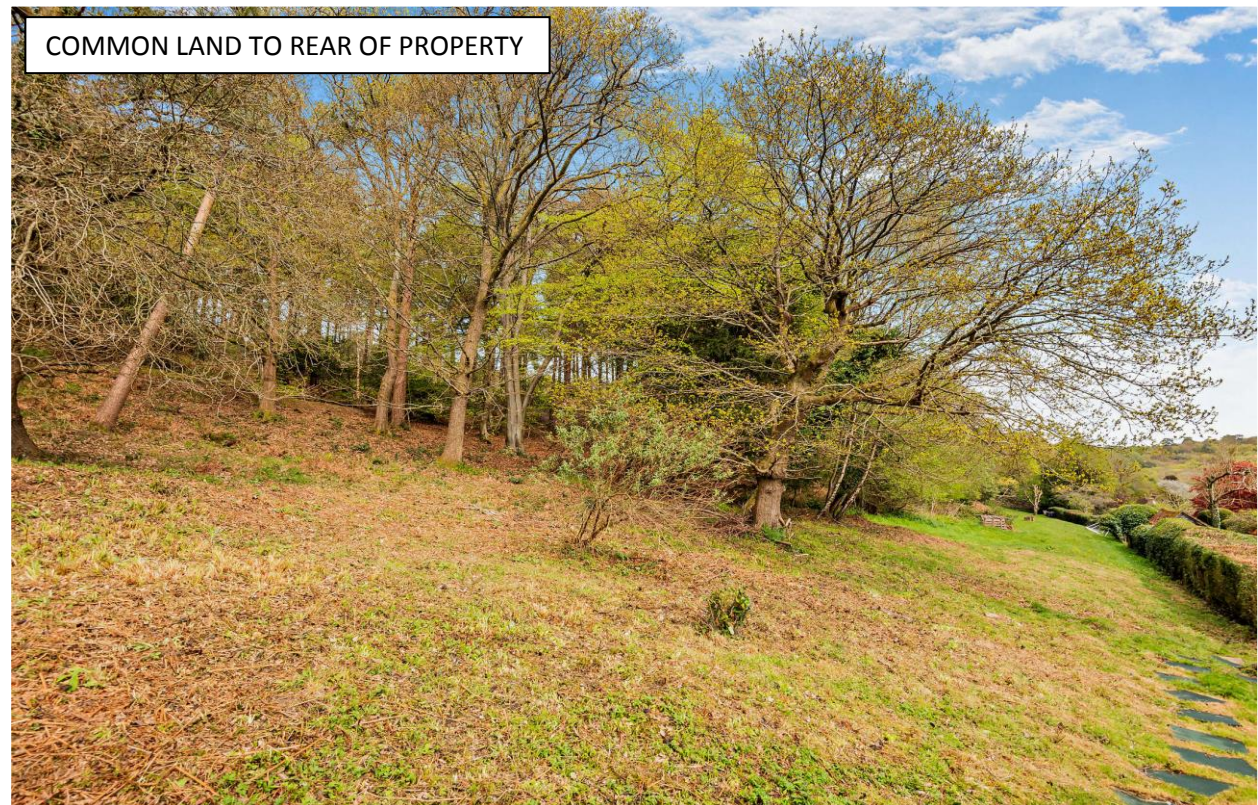
SITUATION

Located in a country lane (no through road) in the heart of Holmbury St. Mary village, within a short walk 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. There are several access points in the village on to the Hurtwood Forest, which is considered the largest area of common land in Surrey. The property also provides easy access to 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.

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, where you will bear right by the village green & Royal Oak pub into Felday Glade. Follow this road past the pub, where you will find Clereholt about half way up on your right.

COMMON LAND TO REAR OF PROPERTY







Clereholt, Felday Glade, Holmbury St. Mary, Surrey RH5 6PG

- A spacious & completely refurbished 4000 sq ft 6 bedroom detached family home
- Currently set up as a 4 double bedroom house & a 2 double bedroom self-contained annexe (minimal changes required to convert back to one house if required)
 - Quiet cul-de-sac location in the heart of the village, with views to front & rear
- Good size front & rear gardens including gated access to an extensive area of common land (which belongs to Clereholt & is away from the footpath so very unlikely to be used by anyone else)
 - Bespoke 500 sq ft kitchen/breakfast dining room with large island, window seat & doors to rear garden from the main house
- 2 large double bedrooms with ensuite showers in the main house, plus a large family bathroom, & a further bathroom in the annexe
 - An extensive area of off-street parking to the side of the property, & lapsed planning permission for a detached garage
 - Short walk to 2 village pubs, a small shop & 2 cafes, 5 min drive to the A25/Farm Shop in Abinger Hammer
 - The property has no TPO's, is not listed but it is in a conservation area, in the Green Belt & in an AONB
 - According to GOV.UK. the risk of flooding is very low





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

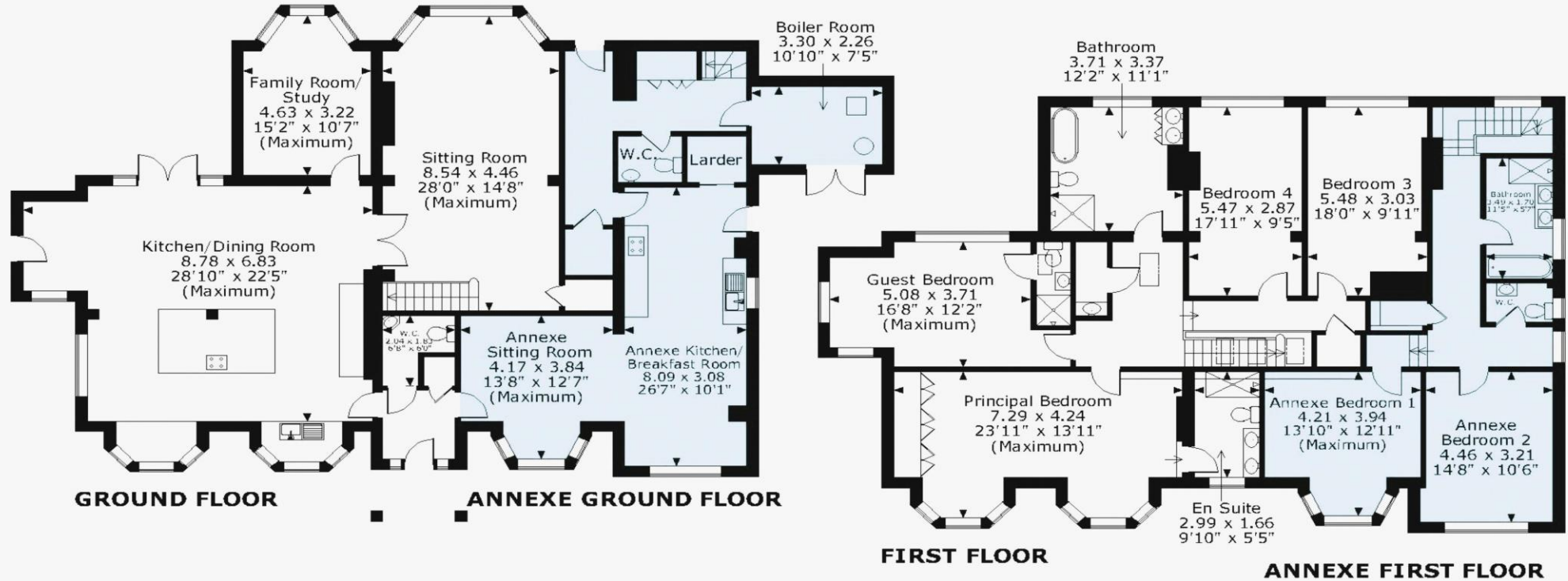
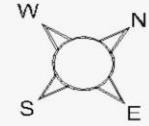
**Council Tax - Guildford Borough Council –
Band H - £5232.28 per annum (2026-27)**

**All mains services except oil rather than gas
(heating system future proofed to convert to heat pump options)**

Full fibre broadband

Clereholt, Felday Glade, Holmbury St. Mary, Surrey RH5 6PG

Approximate Gross Internal Area
Main House Ground Floor = 1299 Sq Ft/121 Sq M
Annexe Ground Floor = 745 Sq Ft/69 Sq M
Ground Floor Total = 2044 Sq Ft/190 Sq M
Main House First Floor = 1290 Sq Ft/120 Sq M
Annexe First Floor = 574 Sq Ft/53 Sq M
First Floor Total = 1864 Sq Ft/173 Sq M
Total = 3908 Sq Ft/363 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8688020/NJD

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.