

CORNER HOUSE







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PITLAND STREET, HOLMBURY ST MARY, DORKING, SURREY, RH5 6PD

A fully refurbished and extended three-bedroom semi-detached period village home with a fabulous kitchen/dining room, landscaped and level garden and off-street parking.

- Entrance porch with seating
- Sitting room, family room, cloakroom
- Bespoke kitchen with an open plan dining space
 - Three bedrooms
 - Luxury bathroom
- Private driveway with parking for two cars
 - Beautiful level landscaped gardens

Abinger Hammer 2.6 miles, Cranleigh 6.4 miles, Guildford 11 miles (London Waterloo 35 min),
Dorking – 7 miles (London Victoria 56 min), Central London 35 miles





THE LOCATION

Corner House occupies an idyllic position within the picturesque village of Holmbury St. Mary in the heart of the Surrey Hills which is a designated Area of Outstanding Natural Beauty. The village benefits from two public houses, a church, village green and village club. The surrounding countryside, much of which is owned by the Hurtwood Estate, provides about 3,000 acres of wonderful walking, riding and cycling. Other popular villages close by are Shere, Abinger Hammer and Peaslake which offer local amenity shops, and the Kingfisher Farm Shop.

More extensive recreational, education and shopping facilities can be found in Cranleigh to the South, Dorking to the East and The County Town of Guildford to the West.

Both Dorking and Guildford offer mainline stations to London whilst nearby Gomshall station provides services to Reading and Gatwick.

The A3/M25 can be accessed at Wisley or, alternatively, at Leatherhead giving fast access to the national motorway network together with central London and the international airports of Heathrow and Gatwick.

The area is well served with schools including, Belmont, The Duke of Kent, Hurtwood House, Cranleigh, St. Catherine's, the Royal Grammar and Guildford High to mention but a few.



THE PROPERTY

Corner House was once a worker's cottage on the Feldeman Estate which was owned by the Waterhouse family of Price, Waterhouse, Cooper fame.

Over time the estate was broken up and many of the estate cottages became privately owned and Corner House had been lived in by the same family from the times of it being part of this famous old estate.

Since his ownership, our client has undertaken a significant refurbishment program to create this charming home.



The entrance porch provides a clever enclosed space which can be used as a boot room or, if preferred, somewhere to sit and enjoy the west facing sunshine whilst keeping warm and dry.

A small hallway gives way to the main sitting room with a wood burning, stove and decorative cabinetry.

Leading from this room you enter the hub of the home a bespoke kitchen with shaker style cabinets, butcher's block work surfaces and a central island with a light stone worktop providing ample space and preparation areas. There is a built in Rangemaster stove, dishwasher and American style fridge freezer.

The dining area has been cleverly extended with a glassed roof flooding the room with light and dual aspect windows and doors looking out to the garden helping to create an inside outside feeling.

Further along you will find a separate reception room with French doors leading to the lawn garden.

The utility room has a newly installed Grant oil fired combi boiler for the central heating and hot water. A stable door also leads to the garden.

For those wishing to hose the dog down after a walk or perhaps if you are a keen mountain biker, the hot and cold-water point will be invaluable!

The first-floor accommodation is equally impressive with three good sized bedrooms and a stunning family bathroom.

The bathroom has been carefully planned to host not only a standalone roll top bathtub but also a separate shower cubicle,

both with Victorian style fittings. A standalone vanity unit with storage further complements this luxury bathroom. The emerald-green wall tile and muted tone floor tiles are worthy of note as they were purchased from Mandarin Stone.

The gardens have been worked on meticulously creating a level lawn garden which is edged by well stocked flower bed borders.

A good-sized terrace runs around the back of the house and along the side and has a stunning water feature.

Many of the trees and beds are illuminated with outside lighting.

Towards the end of the garden is gate leading to a private gravelled driveway and space for a garage (subject to the usual consents).



INFORMATION

FIXTURES & FITTINGS

Fixtures & fittings carpets, curtains, light fittings, and garden statuary are excluded from the sale although some items may be made available by separate negotiation.

SERVICES

Oil fired central heating, broadband

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council
Tel: 01483 505050

DIRECTIONS

From Guildford follow the A25 towards Dorking.

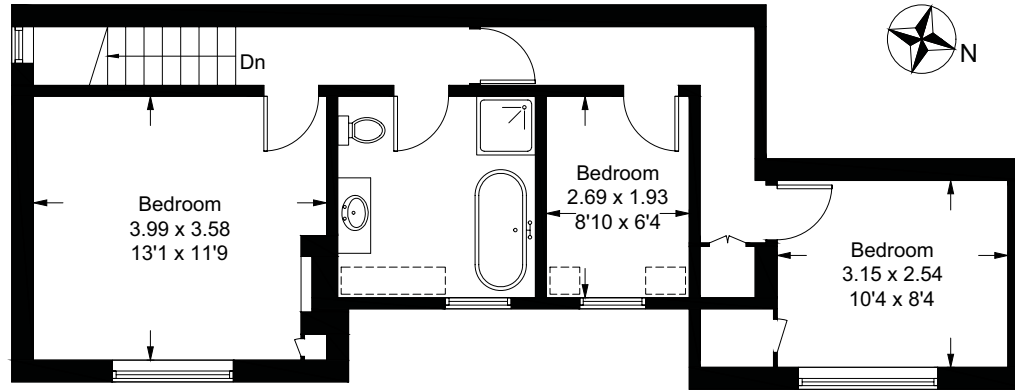
At Abinger Hammer turn right onto the B2126 Felday Road signed to Holmbury St. Mary.

Follow this road for approximately 2 miles arriving at the centre of the village of Holmbury St Mary.

Turn right into Pitland Street where the property can be found on the right.

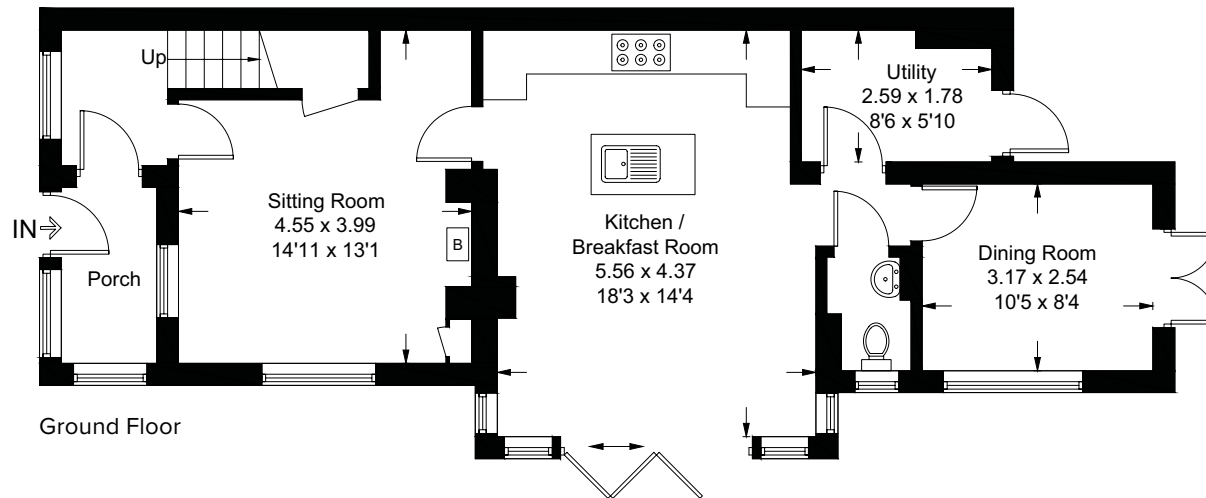


Approximate Gross Internal Area:
118.2 sq m / 1272 sq ft

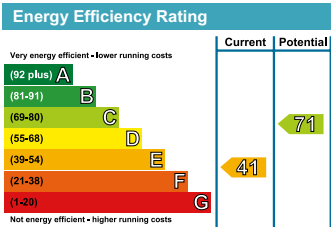


First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



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.



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