



## BRACKEN COTTAGE

Felday Glade, Holmbury St. Mary, Dorking, Surrey





# A CHARMING DETACHED COTTAGE, ON THE GREEN IN HOLMBURY ST. MARY

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Second reception room | Kitchen  
Dining room | Shower room

**First Floor:** Three bedrooms | Bathroom

**Outbuildings:** Store

## Distances

**Local towns:** Abinger Hammer 2.3 miles, Peaslake 2.4 miles, Dorking 7.1 miles

**Train stations:** Gomshall station 3.1 miles (London Waterloo from 51 minutes), Dorking station 7.2 miles (London Waterloo from 53 minutes, London Victoria 56 minutes), Guildford mainline station 10.3 miles (from 32 minutes to London Waterloo)

**Roads:** A3 West Clandon 9.5 miles, M25 (Leatherhead Junction 9) 12.9 miles

**Airports:** London Gatwick 16.8 miles, London Heathrow 28.3 miles

(All distances and times are approximate)

# SITUATION

Bracken Cottage occupies an enviable position on the heart of the highly desirable village of Holmbury St. Mary, within the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by undulating countryside, far-reaching views and quintessential villages, the setting offers an excellent balance of rural tranquillity and convenient access to London.

Holmbury St. Mary enjoys a strong sense of community, with amenities including two public houses, a village green, parish church, cricket club and the renowned Hurtwood House School. Nearby Shere, Abinger Hammer and Peaslake are easily accessible, offering a range of dining options and essential services, including a doctor's surgery. The Kingfisher Farm Shop in Abinger Hammer and the Peaslake Village Store are particularly well regarded for local produce, while Shere also offers a selection of independent shops and cafés, with a broader range of amenities available in Cranleigh and Dorking.

Alongside Hurtwood House, the area is well served by an excellent range of both independent and state schools, including Duke of Kent in Ewhurst, St Teresa's in Effingham, Cranleigh School in Cranleigh, Cranmore in West Horsely, Longacre in Shamley Green and St Catherine's in Bramley, as well as a number of highly regarded schools in Guildford. For younger children, a selection of well-regarded primary schools can be found in nearby villages such as Peaslake, Abinger Common and Shere.

Holmbury Hill, crowned by its historic Iron Age fort, provides access to an extensive network of over 60 miles of footpaths and bridleways, ideal for walking, cycling and horse riding, while The Hurtwood offers further scenic trails. Guildford, Dorking and Cranleigh provide a comprehensive range of shopping, leisure and educational facilities.

Leith Hill, the highest point in southeast England, offers panoramic views, and Box Hill – one of the National Trust's most celebrated landscapes – is within easy reach.





# BRACKEN COTTAGE

Bracken Cottage is a perfectly situated detached home in the heart of Holmbury St Mary, overlooking the village green.

The property is well-presented and enjoys excellent natural light throughout, as well as well-proportioned rooms.

The ground floor features a spacious sitting room with a bay window and views onto the green. There is an additional sitting room adjacent to the well-equipped kitchen, which has double doors leading to the rear garden. There is also a downstairs shower room.







## GARDEN AND GROUNDS

The rear garden has been beautifully landscaped throughout, featuring attractive terracing and red-brick walls, along with an array of beautiful plants and flowers.

There is also an outdoor store, which is currently used as a utility room.





# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating.

**Local Authority:** Guildford Borough Council: 01483 505050

**Energy Performance Certificate:** Rating: E

**Council Tax Band:** F

**Tenure:** Freehold

## Directions

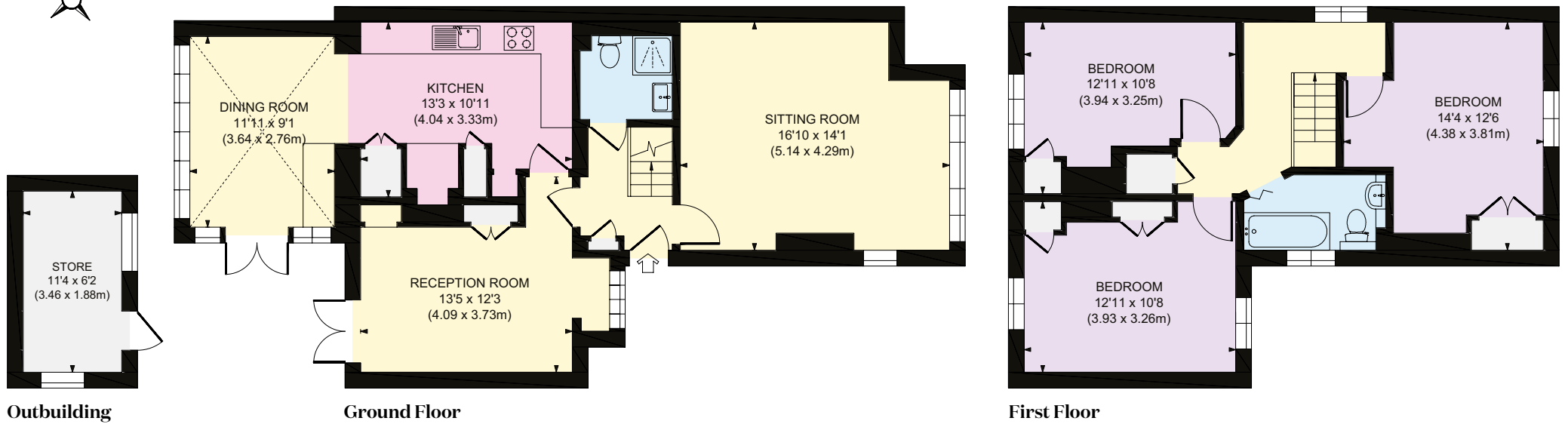
**Postcode:** RH5 6PG

**What3words:** ///shark.proud.values

**Viewings:** Viewing is strictly by appointment through Knight Frank.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House 1,318 sq. ft / 122.50 sq. m  
 Outbuilding 70 sq. ft / 6.50 sq. m  
 Total 1,388 sq. ft / 129.00 sq. m

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.

I would be delighted  
to tell you more.

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