



**Hilda Cottage, Horsham Road,  
Holmbury St. Mary, Surrey RH5 6NH  
Price £1,050,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## PROPERTY DESCRIPTION

A spacious & very well presented 4 bed detached character home set in a good sized garden with views in the heart of Holmbury St Mary.

Accommodation comprises an entrance hall with cloaks cupboard, cloakroom with wc & basin, an understairs storage cupboard & space for desk. A large arch leads through a superbly fitted kitchen/breakfast room with a range of units to include a central island & walk-in larder, an integrated dishwasher, butler sink, fitted range with gas hob over, space for American fridge/freezer, ample space for table & chairs & double doors leading out to a paved courtyard area & the gardens.

A staircase leads up to part of the first floor accommodation, this area offers 2 dual aspect bedrooms & a refitted bathroom with claw footed bath with hand held shower, wc, basin, heated towel rail & skylight.

The entrance hall also leads into a large dual aspect sitting room with a feature open fireplace set into a brick surround with exposed beams & door to the rear store area & garden. A further door leads through to a spacious utility/boot room with space & plumbing for a washing machine & tumble dryer, butler sink, storage cupboards & door to front garden as well as providing access (via a few steps up) to a double bedroom with pitched roof & exposed beams & a refitted ensuite bathroom (with a bath with hand held shower, separate shower cubicle, wc, basin set into vanity unit, exposed beams & underfloor heating).

A 2nd staircase from the entrance hall leads up to the stunning master bedroom suite all with pitched roof & exposed beams & comprises a large dual aspect double bedroom, a dressing room & a large ensuite bathroom with a claw footed bath with hand held shower, separate shower cubicle, wc, basin, heated towel rail, underfloor heating & an eaves storage cupboard. The property is the oldest house in the village & boasts many period features to include key & latch doors, beams inset into walls & on ceilings, all sympathetically blended with a modern kitchen & bathrooms, underfloor heating throughout the ground floor & views over neighbouring fields.

Outside, double gates provide access to a sweeping driveway providing off-street parking for numerous cars, with planning permission for a detached car port. There are lawned areas to either side, with a selection of mature trees, shrubs & flower borders. A paved pathway leads to the front door & continues to the far side of the house creating a courtyard, with a detached garden studio. This property is offered for sale in excellent condition throughout, & offers adaptable accommodation & excellent value for money. Must be seen!





NO EPC REQUIRED –  
GRADE II LISTED



## SITUATION

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, 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. The property provides easy access to an abundance of walks, bike rides, 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 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 for a couple of miles into the village, where you will find Hilda Cottage on your left, just before the village green, church & Royal Oak pub on your right.







**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
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**Opening Hours**

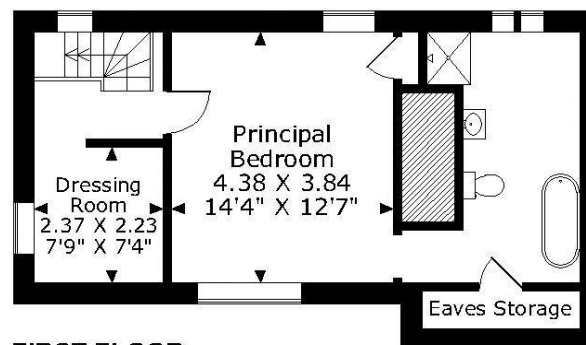
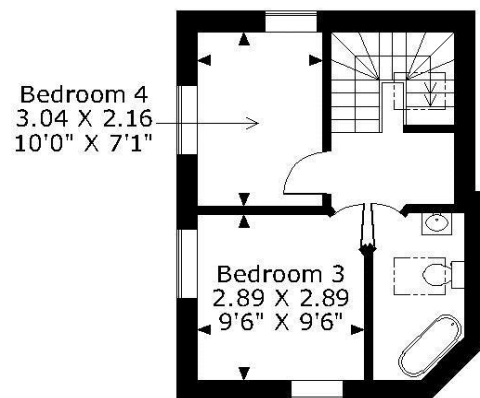
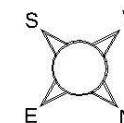
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band G –  
£ 4360.24 per annum (2026-27)**

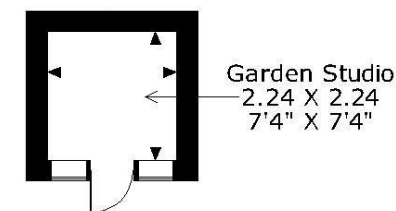
**All mains services except oil (new tank) rather than gas  
(just gas bottles for hob) & fibre broadband**

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1057 SQ FT/98 SQ M**  
**FIRST FLOOR = 706 SQ FT/66 SQ M**  
**TOTAL = 1763 SQ FT/164 SQ M**  
**GARDEN STUDIO = 54 SQ FT/5 SQ M**

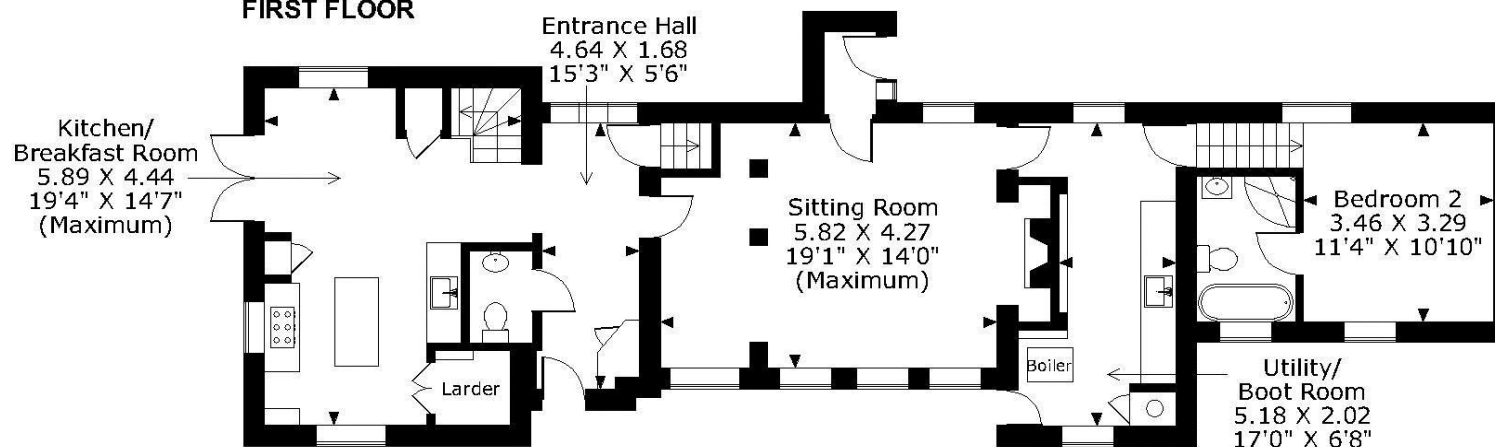


FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

FIRST FLOOR



GROUND FLOOR

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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