



**Waysidegate, Horsham Road,
Holmbury St Mary, Surrey RH5 6NH
Price £850,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

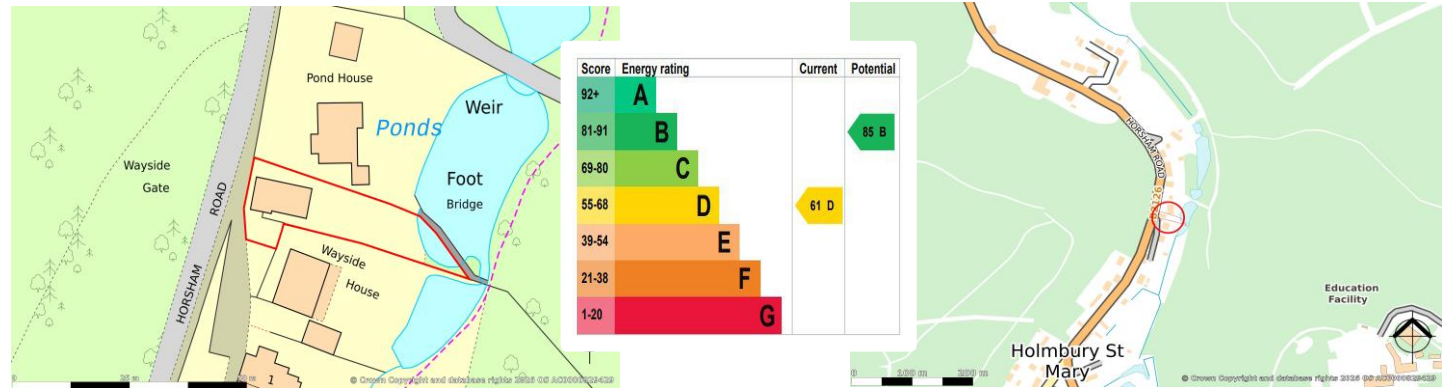
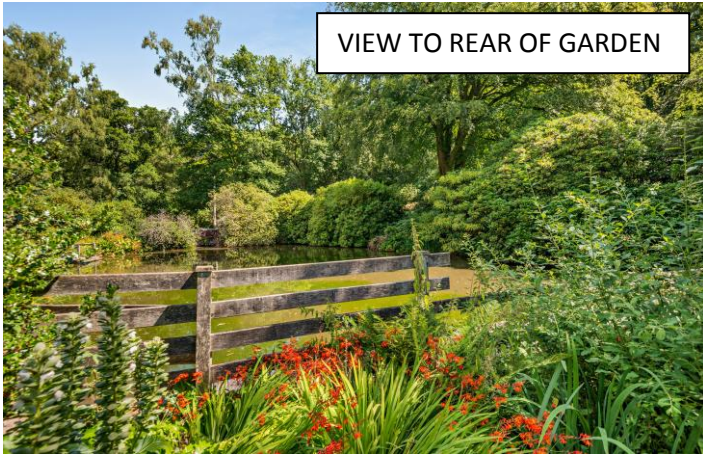
An extended & superbly presented 3 double bed detached character property with a good size, landscaped garden with lovely views, situated in this sought after Surrey Hills village.

Ground floor accommodation is accessed via a door to the side of the property & comprises a small hallway with wc & basin. A door leads through to a superbly fitted kitchen/breakfast room with an extensive range of low level & wall mounted units to include a breakfast bar, utility cupboard, wine fridge & display wine rack, an integrated fridge, freezer, dishwasher & larder, complemented by Quartz worktops. There are also 2 fitted ovens, a microwave, induction hob, butler sink & a door leading out to the side passage & rear garden. A further door leads through to the very spacious triple aspect sitting room/dining area with fitted bookshelves & shelving & double doors leading out to the rear patio & garden.

First floor accommodation: the property is set into the hill, so there is a door from the front garden leading into a hall providing access to a double bedroom/study with extensive floor to ceiling wardrobes with sliding doors on one wall. A further door leads into an inner hall with storage cupboards, a family bathroom with a bath, wall mounted shower & shower screen, wc, basin, stepped shelving & 2 heated towel rails. The inner hall continues through to bedroom 3, another double bedroom with a fitted wardrobe & a square bay, & finally the principal bedroom, a large double bedroom set very slightly into the eaves, with fitted wardrobes & a large window overlooking the rear garden & lovely rural views beyond, with an ensuite shower room with shower cubicle, wc, basin & heated towel rail.

There is a small garden to the front of the property enclosed by picket fencing, with a path continuing round to the side of the property where there is a gravelled area of off-street parking for 2 cars. Steps to the side of the property lead down to the side door & rear garden, which has a paved area on the far side of the house with a shed & the oil tank. There is a feature raised semi-circular paved patio to the rear of the property with steps down to an area laid to lawn surrounded by mature hedging & shrubs. A pathway with steps lead down to a further area laid to lawn, with a 2nd shed, mature trees, shrubs, flower borders, enjoying fantastic views over a neighbouring pond & beyond. Must be seen !







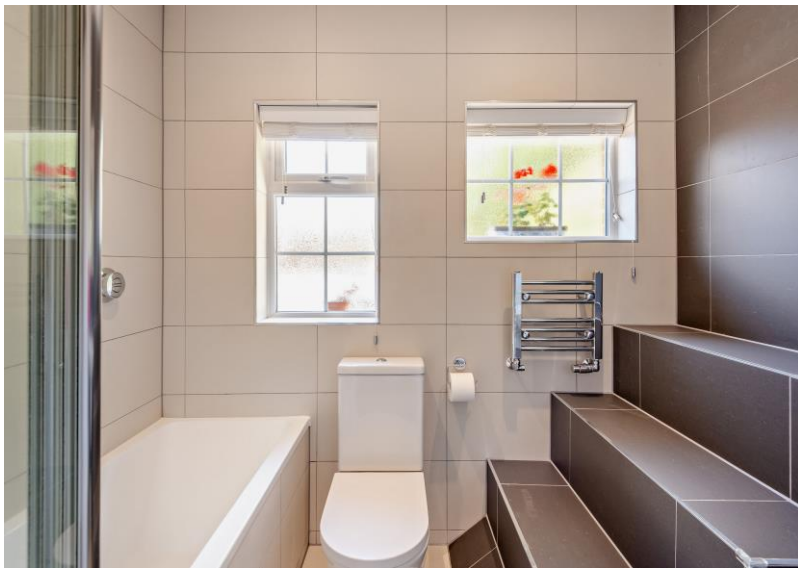
DIRECTIONS

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 for a couple of miles into the village, past Felday Houses (a cul-de-sac on your left), then a small track on your left. Shortly after this, take the next track on your left where you will find the 2 off-street parking spaces for Waysidegate immediately after the property on your left.

SITUATION

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within walking distance 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.







Terra Cotta (Estate Agents) Ltd

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Opening Hours

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

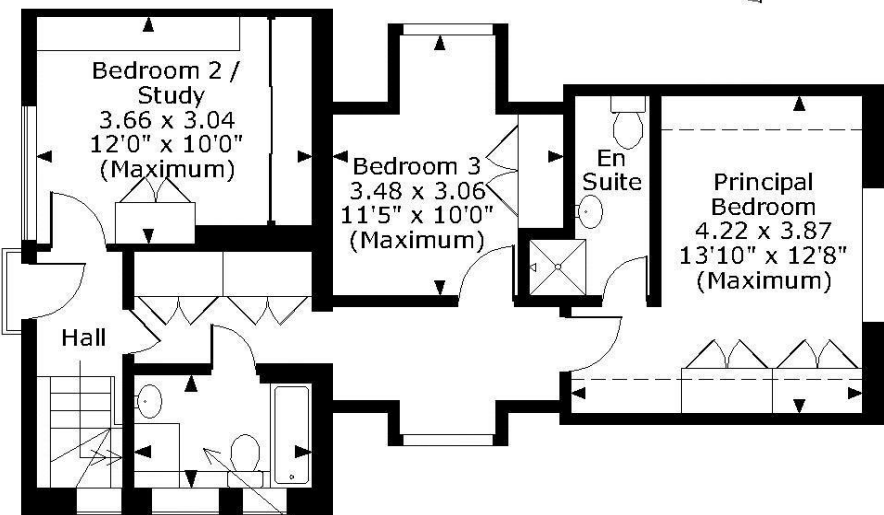
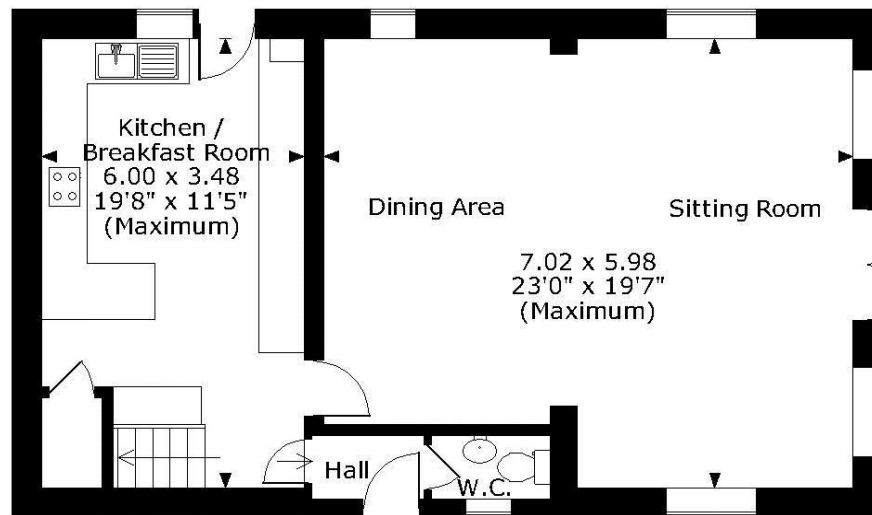
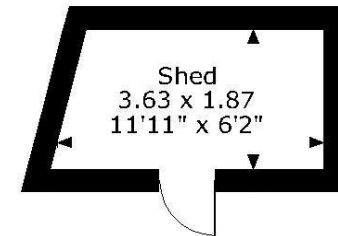
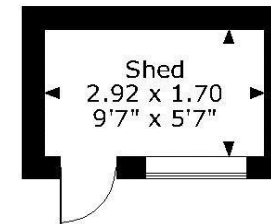
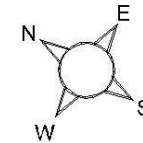
**Council Tax :- Guildford Borough Council 01483 444864 –
Band E £3197.51 per annum (2026-27)**

All Mains Services except oil instead of gas

Full fibre internet available

Waysidegate, Horsham Road, Holmbury St Mary, Surrey RH5 6NH

Approximate Gross Internal Area
Ground Floor = 700 Sq Ft/65 Sq M
First Floor = 554 Sq Ft/52 Sq M
Total = 1254 Sq Ft/117 Sq M
Sheds = 121 Sq Ft/11 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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