



# HOPEDENE COURT

Holmbury St. Mary, Dorking, Surrey



# A SUBSTANTIAL PART OF A VICTORIAN COUNTRY RESIDENCE, WITH BEAUTIFUL VIEWS AND OVER 4,500 SQ FT OF LIVING ACCOMMODATION

## Summary of accommodation

**Ground Floor:** Porch | Entrance hall | Kitchen | Study | Drawing room | Sitting room | Cinema/gym  
Workshop | Wet room | Cloakroom

**First Floor:** Four bedrooms | Two family bathrooms

**Cellar:** Cellar | Wine cellar | Boiler room | Safe

**Outbuildings:** Store | Log store | Covered fish pond | Woodland

**In all about 1.946 acres**

## Distances

**Local towns:** Abinger Hammer 2.8 miles, Peaslake 3.5 miles, Dorking 6.8 miles

**Train stations:** Gomshall station 3.5 miles (London Waterloo from 51 minutes), Dorking station 6.9 miles (London Waterloo from 53 minutes, London Victoria 56 minutes), Guildford mainline station 10.7 miles (from 32 minutes to London Waterloo)

**Roads:** A3 West Clandon 10 miles, M25 (Leatherhead Junction 9) 12.5 miles

**Airports:** London Gatwick 16.5 miles, London Heathrow 28.4 miles (All distances and times are approximate)



## SITUATION

Hopedene Court enjoys an exceptional setting on the edge of the sought-after village of Holmbury St. Mary, within the Surrey Hills- a designated Area of Outstanding Natural Beauty. Surrounded by gently rolling countryside, far-reaching views and quintessential English Villages, the location delivers an enviable balance of rural tranquillity and accessibility to London. Holmbury St. Mary itself offers a thriving community, with amenities including two welcoming public houses, a charming village green, historic parish church, established cricket club and the highly regarded Hurtwood House School.

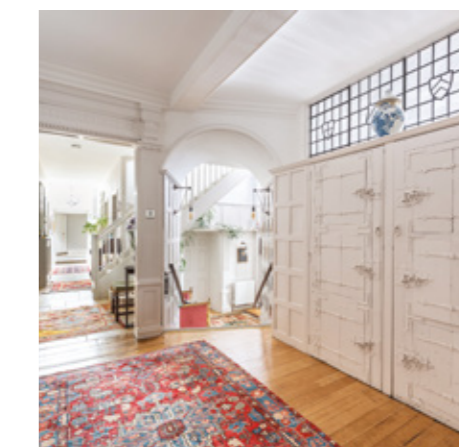
Nearby Shere, Abinger Hammer and Peaslake are all within easy reach, offering a strong village identity and a comprehensive range of amenities. These include traditional inns, well-regarded restaurants, independent shops and essential services such as a medical practice. Local highlights include the Kingfisher Farm Shop in Abinger Hammer and the Peaslake Village Store, both known for their excellent local produce.



The area is particularly well served by an outstanding selection of schools, including Duke of Kent in Ewhurst, Cranmore in West Horsley, St Teresa's in Effingham, Longacre in Shamley Green, St Catherine's in Bramley and Cranleigh School in Cranleigh. The nearby towns of Guildford and Dorking further enhance the choice with a number of highly regarded state and independent schools. A number of good primary schools can also be found in neighbouring villages such as Peaslake, Abinger Common and Shere.

The surrounding countryside offers superb opportunities for outdoor recreation, with over 60 miles of scenic footpaths and bridleways. Holmbury Hill, topped by its historic Iron Age fort, is a focal point for walkers, cyclists and riders, while its circular walk offers impressive views across the Surrey Hills. Hurtwood Forest provides extensive routes for walking, cycling and equestrian pursuits, and nearby Leith Hill - the highest point in South East England- offers further spectacular vantage points. Box Hill, one of the National Trust's most celebrated landscapes and home to the famous Stepping Stones walk, is also within easy reach.

For more extensive amenities, the nearby towns of Guildford and Dorking provide a wide range of shopping, leisure and everyday facilities, ensuring convenience alongside the area's exceptional rural setting.

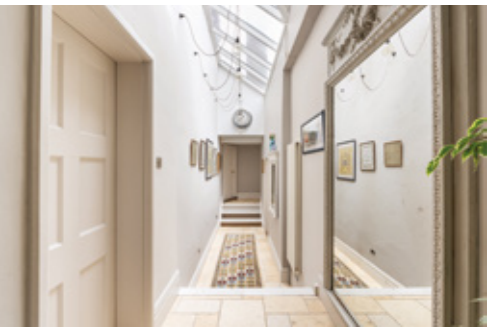


# HOPEDENE COURT

Hopedene House in Holmbury St Mary was originally built in 1873 as a private country residence. It was designed by the prominent Victorian architect Richard Norman Shaw, known for his role in the Arts and Crafts and Queen Anne revival styles.

Occupying a substantial wing of an elegant country house, this exceptional home offers over 4,500 sq ft of beautifully proportioned accommodation, combining period character with excellent versatility for modern living.

The ground floor unfolds from a welcoming entrance hall into a series of impressive reception spaces. The outstanding drawing room, with original paneling and cornicing, is a particular highlight, extending to over 30 feet in length and providing a grand setting for entertaining, with generous proportions and an abundance of natural light. A separate dining hall offers a more formal setting, while the sitting room provides a comfortable and intimate retreat.





The kitchen is well sized and ideally positioned for both family life and entertaining, with ample space for informal dining. A study offers a quiet workspace, complemented by practical ancillary areas including a workshop, wet room and cloakroom.

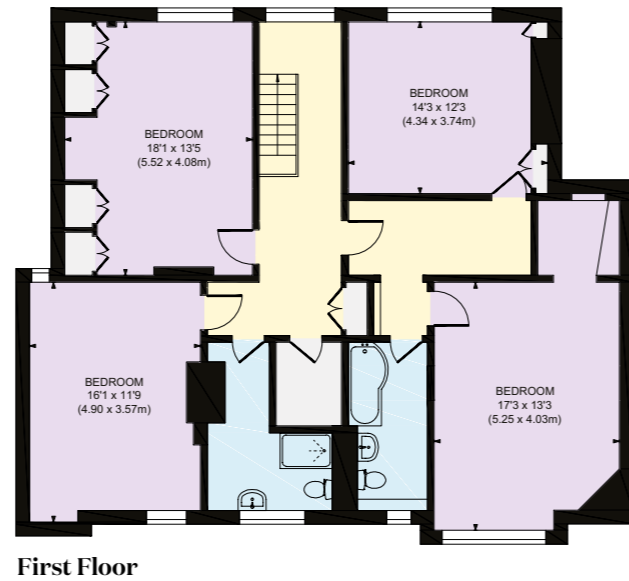
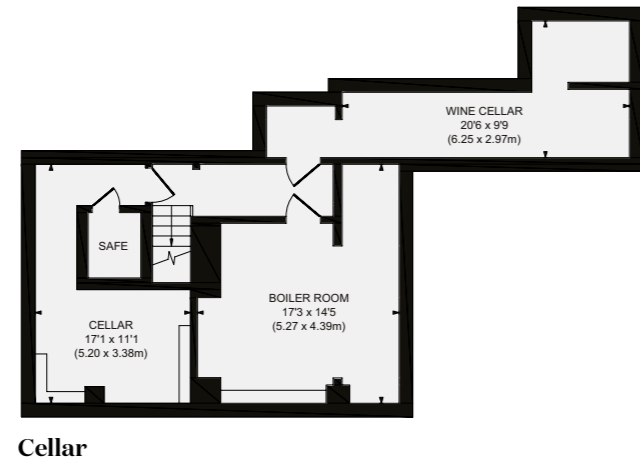
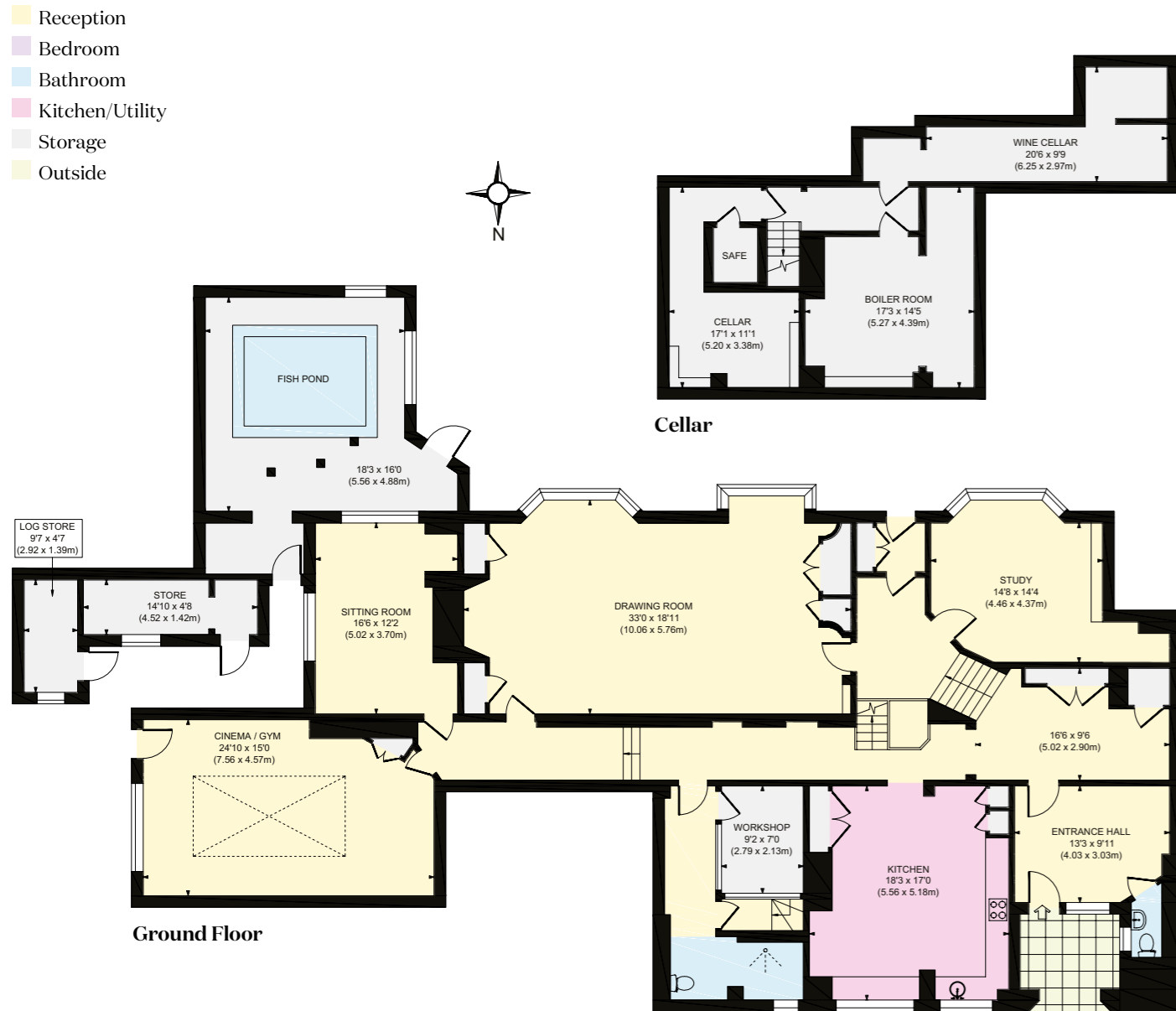
On the first floor, there are south-facing, far-reaching views over the rear garden and beyond. There are four well-proportioned bedrooms, all enjoying attractive

outlooks over the surrounding grounds. These are served by two family bathrooms, offering flexibility for both family living and guests.

There is also further potential, as the property has a substantial loft which, subject to the usual consents, could be converted, as well as a large cellar, including a wine cellar, boiler room and additional storage.







Approximate Gross Internal Area  
 Main House 4,588 sq. ft / 426.24 sq. m  
 Outbuilding 500 sq. ft / 46.48 sq. m  
 Total 5,088 sq. ft / 472.72 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.





## GARDEN AND GROUNDS

The property is set within approximately 1.95 acres of delightful gardens and grounds, which form a key part of its appeal. Approached through original wrought-iron gates, a winding driveway, shared with just one other property, leads to the house. The grounds provide a wonderful sense of seclusion and a strong connection to the surrounding countryside. As you enter the driveway, there is mature woodland, which forms part of Hopedene Court's ownership.

The rear garden enjoys a large terrace with a fish pond and beautiful views over the countryside, providing a wonderful space for entertaining. Steps lead down to an expansive lawn, which backs onto paddocks and offers a tranquil setting. The garden is further enhanced by an array of mature specimen trees, plants and flowers.

The grounds provide an idyllic backdrop for outdoor entertaining, relaxation and family life, all within a peaceful and picturesque setting.







## PROPERTY INFORMATION

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

**Local Authority:** Mole Valley Borough Council: 01306 885001

**Energy Performance Certificate:** Rating E

**Council Tax Band:** H

**Tenure:** Freehold

**Directions**

**Postcode:** RH5 6PE

**What3words:** ///admits.expert.jazz

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

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