



**The Old Bakery, Felday Glade,  
Holmbury St. Mary, Surrey RH5 6PG  
Price £1,250,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## PROPERTY DESCRIPTION

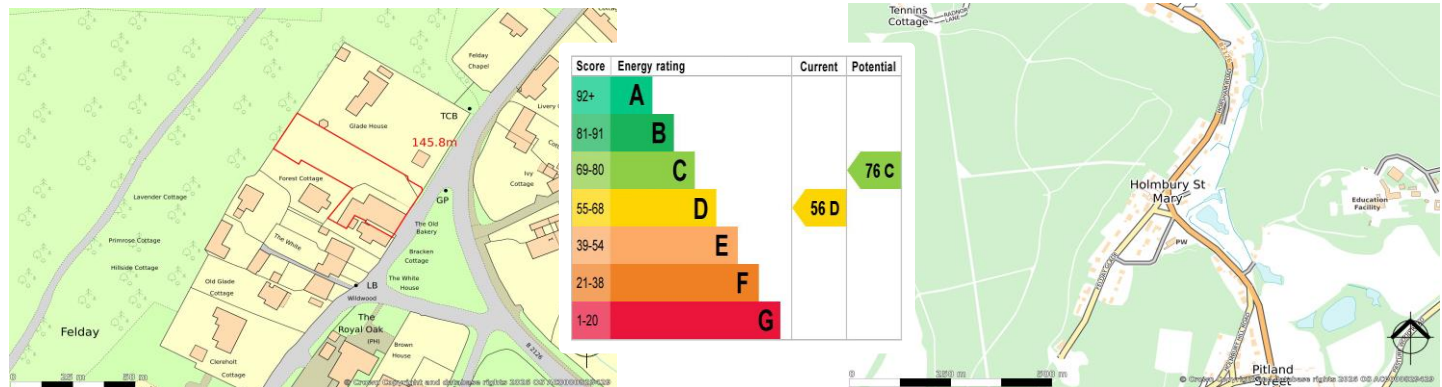
An exceptionally spacious circa 4000 sq ft 6 double bedroom detached characterful home built around 1905 including a 1 bedroom self-contained annexe to the rear, parking & good sized, sunny gardens with extensive views, set in the heart of this sought-after Surrey Hills village.

Ground floor accommodation includes a large reception hall with double doors & steps down to an opulent 500 sq ft sitting room with window seats set into 2 bays, high ceilings & ornate coving, a dining room/family room with bay window & period fireplace, a spacious kitchen/breakfast room with an extensive range of low level units incorporating an integrated oven, electric hob & dishwasher & a 4-oven Aga, with ample space for table & chairs. There is also a study, conservatory, entrance lobby with wc, a utility room, & further lobby with door to integral garage & a larder & wine cellar that maintains a cool temperature throughout the year.

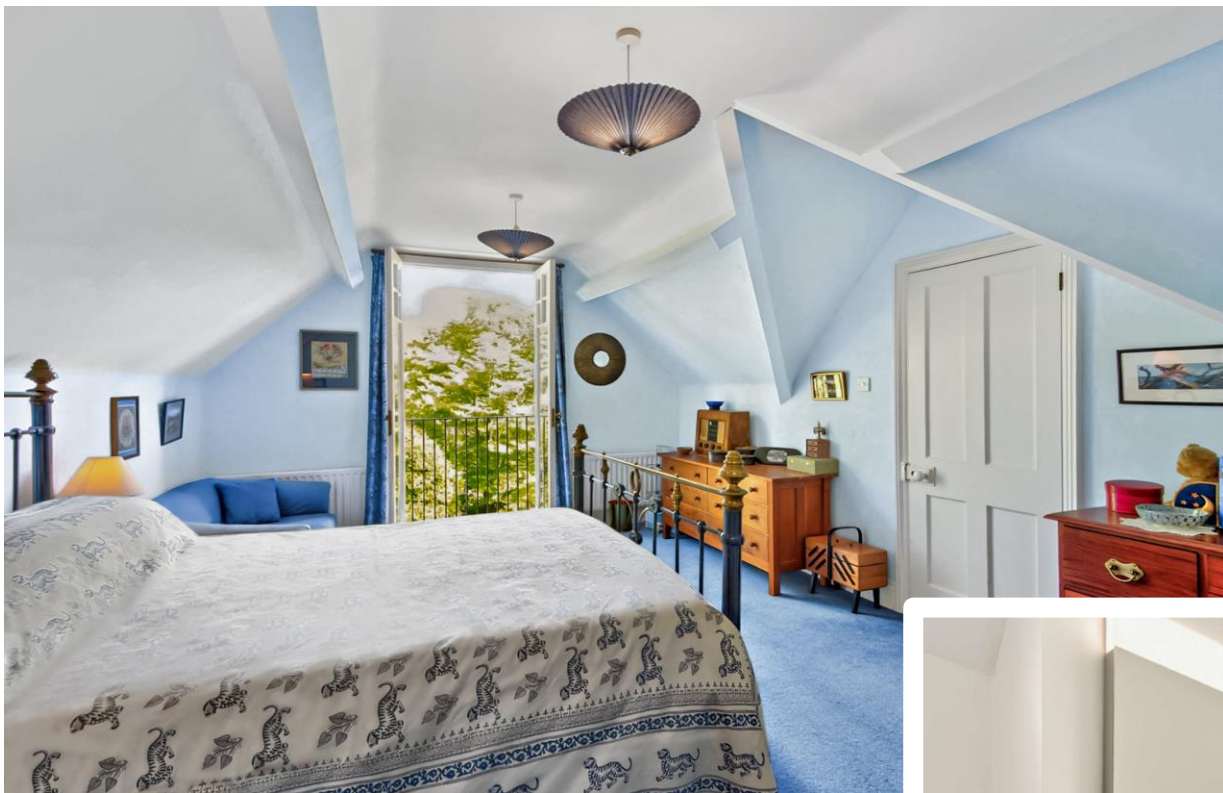
Upstairs offers a stunning galleried landing with library area, a large principal bedroom with double doors to a balcony, a well fitted ensuite bathroom & dressing room (both with velux windows) & a 2nd bedroom with ensuite shower room. There are 3 further double bedrooms & a family bathroom. To the rear of the property a door provides access to the annexe kitchen which has been used as an art studio. A staircase leads up to the 1st floor which comprises a large coombe ceilinged bedroom (currently set up as an office) with 2 velux windows & double doors opening on to a balcony, a mezzanine sitting area, generous luggage cupboard & bathroom.

To the front of the property, double gates provide access to the driveway. This continues along the side to the garage & towards a rear path leading to the external entrance to the annexe. A further driveway to the right of that leads to Forest Cottage (to the rear left of The Old Bakery). The owners of that property have a right of access across the driveway to their gate & share costs to maintain occasionally as necessary. The main area of garden is beyond that driveway, with steps leading to a level area laid to lawn with mature shrubs, providing a lovely (year round) sunny garden enjoying views over the village & across to Leith Hill. There is gated access directly onto the Hurtwood at the top of the garden, where you have the right to roam (perfect for dog walking, hiking & mountain biking). This impressive, particularly light & spacious property was originally a grocery shop with separate bakery & has been well maintained by the current owners over the past 30 years. There is scope to convert the garage (stpp) to create a 2 bed annexe if required. Must be seen to fully appreciate the size & features of this home !









## 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 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 along this road for a couple of miles into Holmbury St Mary village, turning right immediately before the village green where you will find The Old Bakery on your right, a few houses before the Royal Oak pub.







# The Old Bakery, Felday Glade, Holmbury St. Mary, Surrey RH5 6PG

- A light & spacious 6 double bedroom detached family home
- Includes a 1 bedroom self-contained annexe to the rear (with scope to convert into a large 2 bed annexe stpp).
  - Superb 500 sq ft main reception room with bay windows & window seats
    - Galleried landing with library area
  - 2 of the large double bedrooms have ensembles, plus there is a family bathroom in the main house
- Good sized sunny gardens with views & direct access onto the Hurtwood (for dog walking, hiking or mountain biking)
  - Central village location, within a short walk of local pubs, cafes & small grocery store
  - 5-10 minute drive to the A25 & extended facilities including farm shops
  - Not listed. AONB. Conservation Area - Holmbury St Mary
  - Green Belt. Flood Risk - Very Low (data from Gov.UK). No TPOs





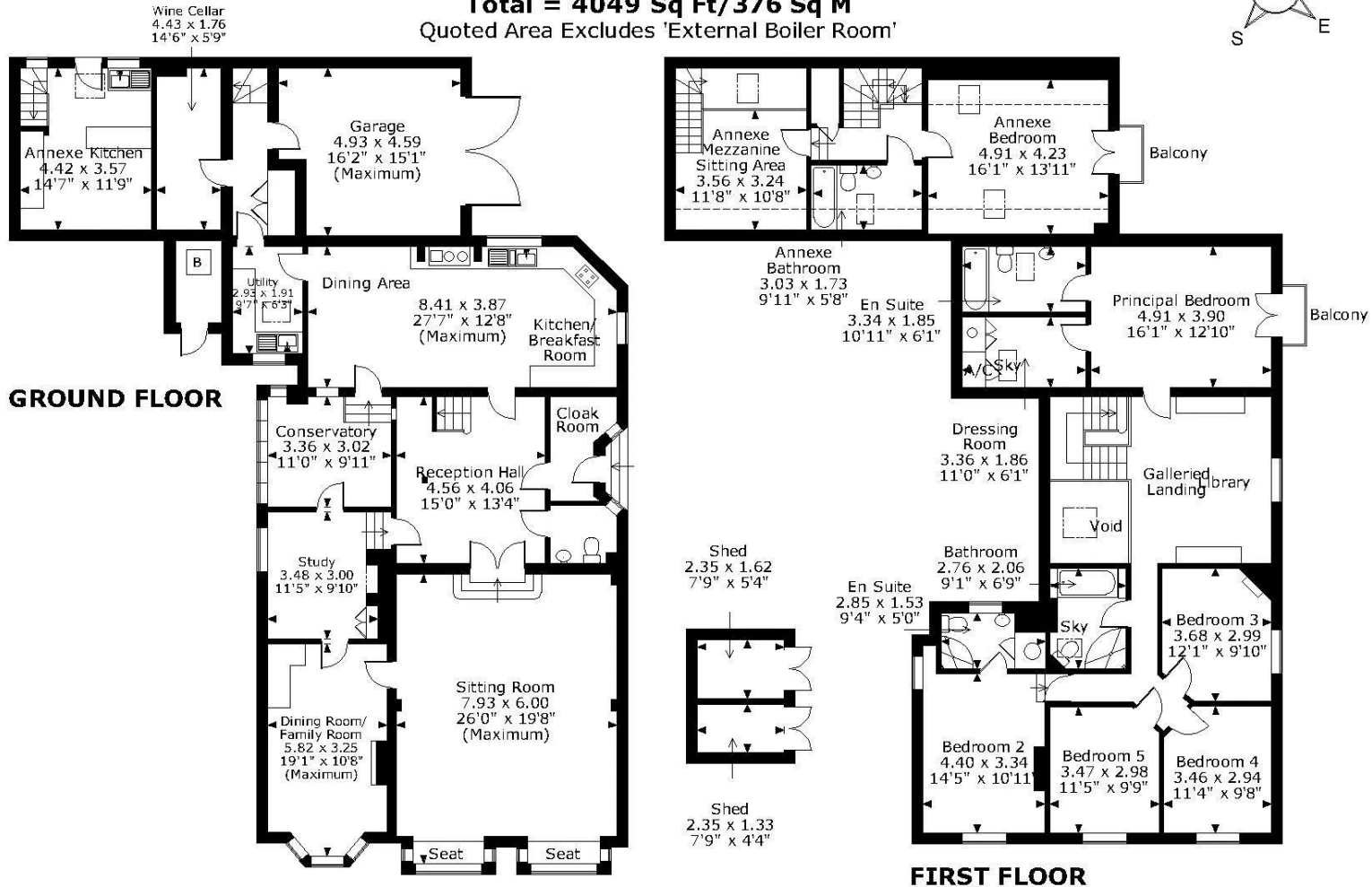
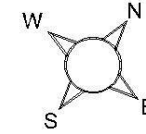
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**Opening Hours**  
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council –  
Band G - £4360.24 per annum (2026-27)**  
**All Mains Services  
except gas; oil is used for heating, hot water & the Aga**  
**Fibre to the premises (FTP)  
which provides excellent broadband internet**

# The Old Bakery, Felday Glade, Holmbury St. Mary, Surrey RH5 6PG

Approximate Gross Internal Area  
**Ground Floor = 2026 Sq Ft/188 Sq M**  
**First Floor = 1717 Sq Ft/160 Sq M**  
**Garage = 228 Sq Ft/21 Sq M**  
**Sheds = 78 Sq Ft/7 Sq M**  
**Total = 4049 Sq Ft/376 Sq M**  
 Quoted Area Excludes 'External Boiler Room'



**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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