

HOLME COTTAGE

West Horsley, Surrey



A CHARMING COUNTRY HOUSE BLENDING HERITAGE CHARACTER WITH MODERN COMFORT

Set in beautiful gardens on the edge of this prime Surrey village.

Summary of accommodation

Reception hall | Extensive drawing room | Kitchen leading through to dining conservatory

Family room leading through to Alitex garden room | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Five further bedrooms | Family bathroom | Shower room

Annexe with workshop/garage and first floor accommodation with kitchen/living/dining room
bathroom and mezzanine platform

Period barn with store and greenhouse | Triple barn style car port

Beautiful gardens, grounds and paddock

In all about 1.93 acres

Distances: Horsley Station 2.3 miles, Cobham 5.6 miles, Guildford 5.8 miles
(All distances are approximate)



OVERVIEW

Holme Cottage is a well-presented period home offering over a total of 5,400 sq ft of property, including a superb main house of 3824 sq ft, an adjacent separate annexe, and versatile outbuildings including a lovely period barn.

Nestled in the sought-after village of West Horsley, this remarkable property combines rural tranquility with excellent access to Guildford, Cobham, and London. Situated opposite the National Trust's Hatchlands Park Estate and offering excellent walking from nearby footpaths, Holme Cottage is also within close proximity of the Surrey Hills AONB and RHS Wisley.

Local amenities include traditional pubs, village shops, excellent schools, and direct train services to London Waterloo from nearby Horsley Station. In addition, the property is situated equidistant to Heathrow and Gatwick Airports, via the A3/M25.

Set behind a discreet entrance, Holme Cottage enjoys picturesque gardens, an extensive driveway, and wonderful entertaining space both indoors and out—making it the perfect family home or country retreat.



ACCOMMODATION

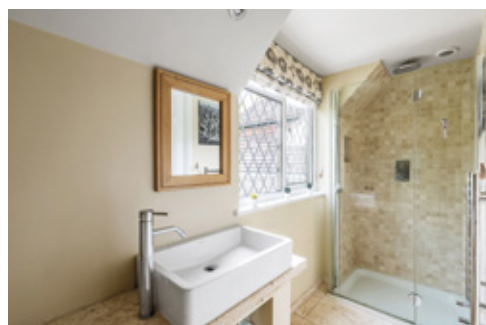
Ground Floor

The elegant reception hall opens into a sequence of welcoming rooms, including a drawing room (38'9 x 24'3) with open fireplace and French doors to the terrace. A family room, Alitex garden room, and light-filled dining conservatory create an exceptional flow for both relaxation and entertaining. The heart of the home is the kitchen, superb open-plan space with views over the garden, complemented by a utility room.



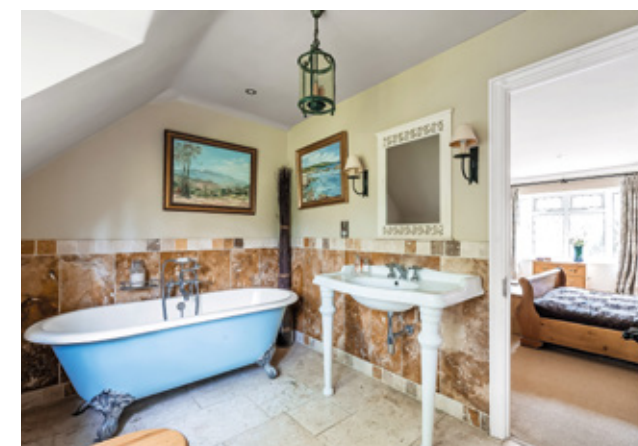
Utility Room





First Floor

The first floor offers six bedrooms, including a generous principal suite (17'1 x 16'10) with en suite facilities and charming garden outlook. Additional bedrooms provide flexible accommodation for family, guests, or home working.





Approximate Gross Internal Area
 355.3 sq m / 3824 sq ft
 Annexe = 72.8 sq m / 784 sq ft
 Outbuilding = 75.4 sq m / 811 sq ft
 Total = 503.5 sq m / 5419 sq ft (Excluding Car Port)

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.



ANNEXE

The self-contained annexe (approx. 784 sq ft) spans three levels (including mezzanine) and includes comfortable living quarters, kitchen facilities, and sleeping accommodation—perfect for extended family, guests, or use as a home office or studio.

OUTBUILDINGS

A series of well-planned outbuildings include a barn (30'6 x 17'8), store and greenhouse, offering exceptional storage, hobby, or workspace potential.

In addition is a triple barn style car port.





GARDENS AND GROUNDS

The landscaped gardens are a highlight of Holme Cottage, providing a serene backdrop of mature trees, manicured lawns, and sun terraces. The grounds offer both privacy and space for outdoor entertaining, all within the tranquil setting of West Horsley's countryside. Aside from the gardens, there is a paddock of just over an acre ideal for those wishing to keep livestock or a pony.

PROPERTY INFORMATION

Tenure: Freehold

Services: Main water, electricity, oil fired heating and private drainage.

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC: D

Directions (KT24 6JR): [what3words///exists.admit.weds](https://www.what3words.com/exists.admit.weds)





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