



**Rose Cottage, Holmbury Hill Road,  
Holmbury St Mary, Surrey RH5 6NP  
Price £675,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## PROPERTY DESCRIPTION

A well presented 3 bedroom character cottage located in this idyllic rural setting in the heart of Holmbury St Mary. Ground floor accommodation currently comprises a large reception room with solid wood flooring open plan to a superbly fitted kitchen comprising a good range of low level & wall mounted units complemented by quartz worktops & copper handles, an electric oven & hob with extractor hood over, a microwave, butler sink & door to garden. This leads through to a small dining room with a refitted solid wood flooring & windows overlooking rear garden, a large double bedroom, previously a double garage, with a recently installed "warm roof" (so very well insulated), with French doors leading out to the west facing side garden (full sign-off in place), a refitted shower room with shower cubicle, wc & basin.

Upstairs offers a large double bedroom with fitted wardrobes & a solid wood flooring, a small double bedroom with exposed brickwork & a refitted bathroom with freestanding bath, wc & basin set into vanity unit. The property benefits from original character features, recent redecoration & a fast internet connection.

Outside, there is a small front garden, with off-street parking to the side for 1-2 cars. There are 2 areas of garden to the side & rear of the property (south & west facing so very sunny), which are both laid to lawn with recently laid patio areas. Located in a quiet road within walking distance of the 2 village pubs, local shop, 2 cafes & within easy access of additional facilities in Abinger Hammer, Westcott & Dorking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		42	82

EU Directive 2002/91/EC

England, Scotland & Wales





## 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, past the village green & Royal Oak pub on your right, turning right just after the well on your left into Holmbury Hill Road. Continue up the hill, where you will find Rose Cottage on your left, 50 yards after the Kings Head pub (where a new village shop has just opened).





**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

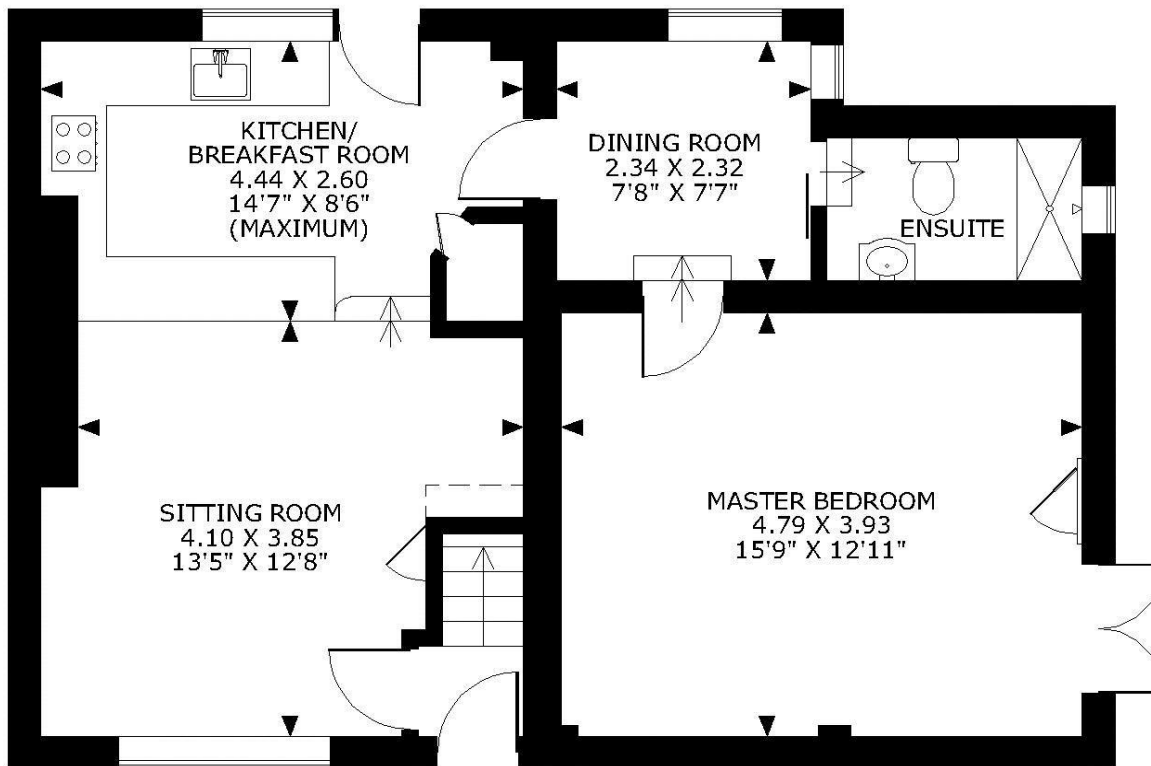
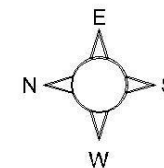
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council 01483 505050 –  
Band E - £3197.51 per annum (2026-27)**

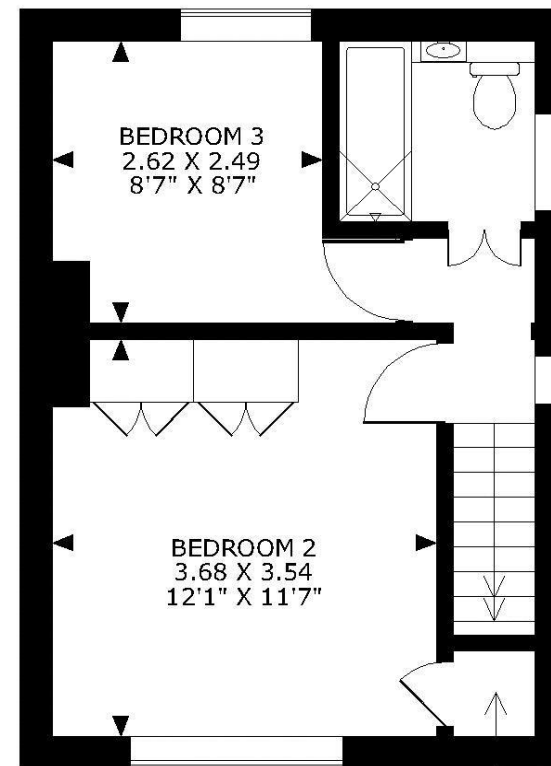
**All Mains Services except oil rather than gas**

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 641 SQ FT/60 SQ M**  
**FIRST FLOOR = 297 SQ FT/28 SQ M**  
**TOTAL = 938 SQ FT/88 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**

**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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