



**3-4 Feldemore Cottages, Horsham Road,
Holmbury St Mary, Surrey RH5 6NH
Price £1,250,000 Freehold**

TERRA COTTA

Independent Estate Agents



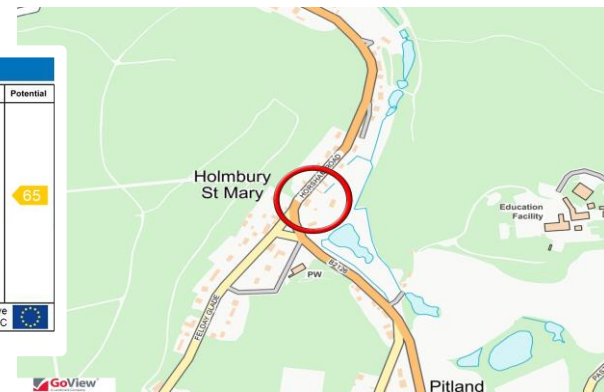
PROPERTY DESCRIPTION

A very spacious & immaculately presented 4 bed attached character property with a large, private garden set in a quiet location in the heart of this sought after Surrey Hills village. Ground floor accommodation comprises an entrance hall with door to study & utility room/wc & a 23ft dual aspect sitting room with feature log burner & double doors to garden. A door leads through to a 500 sq ft triple aspect kitchen/dining/family room which includes a recently fitted bespoke kitchen with an extensive range of units complemented by granite worktops, 2 x Neff ovens & a microwave, a butler sink, an integrated dishwasher, breakfast bar & stable door leading to the garden open plan to a dining area with space for table & chairs & a family area with feature log burner & further double doors to garden. Upstairs offers a master bedroom with a good sized, fully fitted dressing area & a refitted ensuite shower room with shower cubicle, wc, bidet, & basin. There is also a large triple aspect double bedroom, a further double with fitted cupboards & a feature fireplace, a small double/large single bedroom & a superbly fitted family bathroom with bath, wall mounted shower, basin & wc. The property has been upgraded to include double glazed windows, oak flooring (throughout the ground floor), a new kitchen & refitted bathrooms. Outside, the property benefits from a good size area of gravelled parking, a courtyard to the side of the house, then a great size rear garden (circa 1/4 acre in total), mainly laid to lawn with mature trees & shrubs & 2 sheds (one large, one small). Set well off the road along a track (which this property owns), within a short walk of the village pubs, shop, cafes & church, this property must be seen !





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 54 | 65 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |





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 & continue up to 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 on this road for a few miles, into Holmbury St Mary village. Just opposite the village triangle, before the church & Felday Glade (that leads to the Royal Oak pub), turn left up a track signposted to 2-5 Feldemore Cottages, where you will find No. 3-4 after approx 50 yards (the parking is at the end of the track on your right).







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

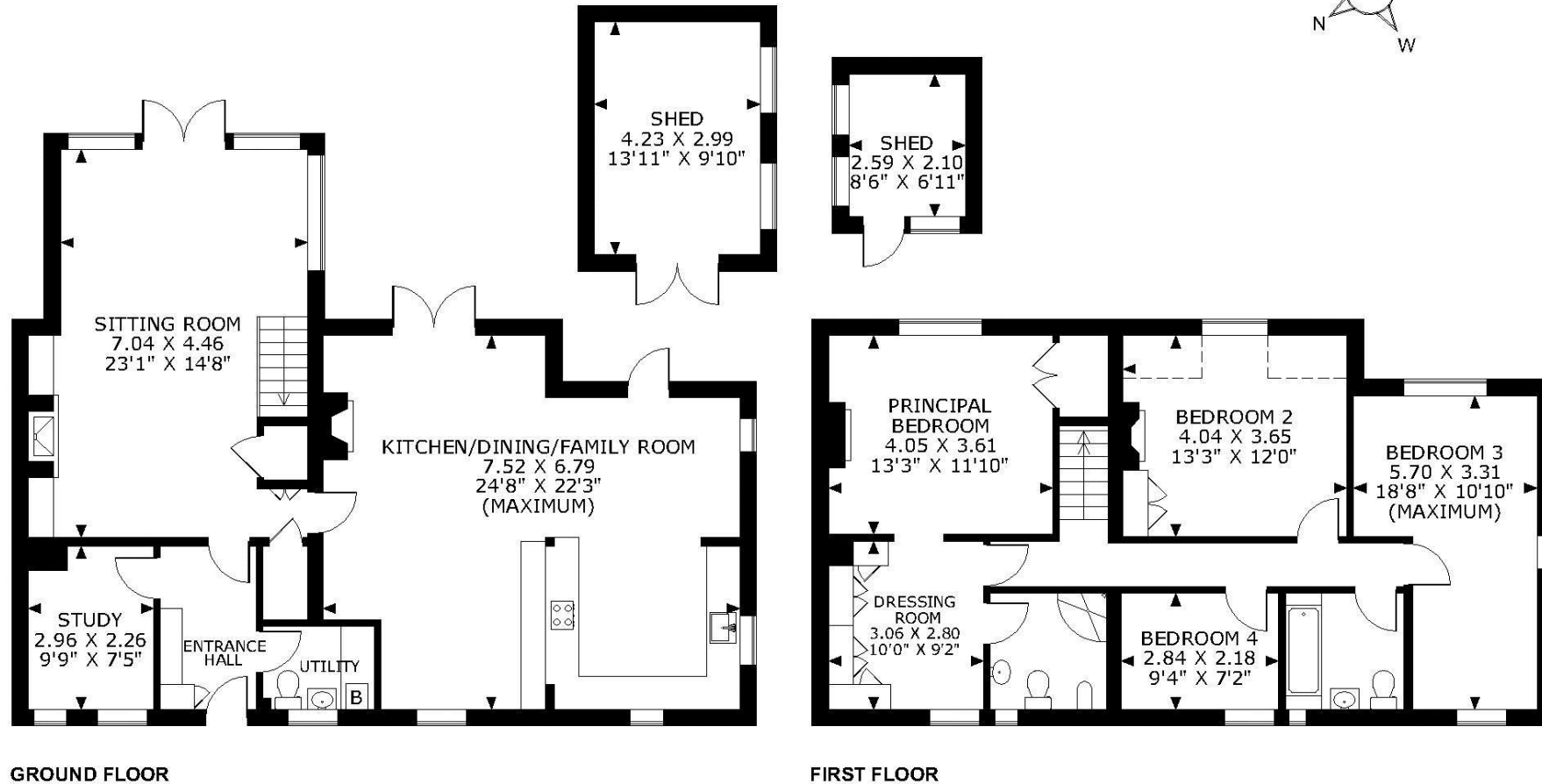
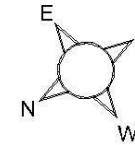
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band G
£4360.24 per annum (2026-27)**

**All Mains Services except gas
which is via an LPG bulk storage cylinder**

3-4 Feldemore Cottages, Horsham Road, Holmbury St Mary, Surrey RH5 6NH

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1057 SQ FT/98 SQ M
FIRST FLOOR = 868 SQ FT/81 SQ M
TOTAL = 1925 SQ FT/179 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8651274/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.