



**Pinewood Cottage, Horsham Road,
Holmbury St Mary, Surrey RH5 6NL
Price £750,000 Freehold**

TERRA COTTA
Independent Estate Agents



PROPERTY DESCRIPTION

A superbly presented 3 bedroom, 2 reception room, 2 bathroom characterful semi-detached family home with parking & a well maintained garden situated in the sought after village of Holmbury St. Mary.

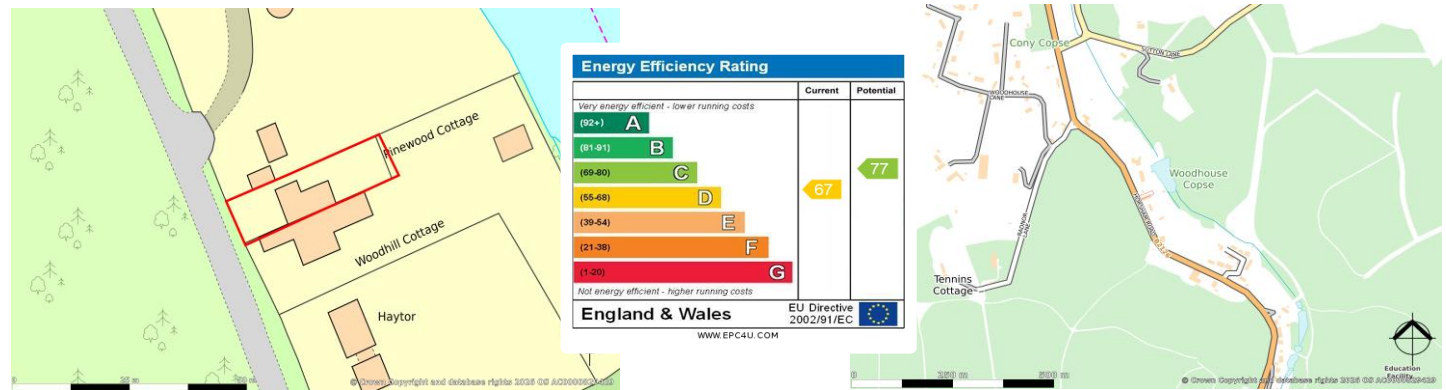
Extended accommodation comprises an entrance hall with a well fitted shower room with shower cubicle, wc & heated towel rail, a utility room & door to rear garden. This leads through to a good sized sitting room with bay window & shutters. There is also a spacious, well fitted kitchen with an extensive range of units to include an integrated fridge/freezer complemented by solid wood worktops, a butler sink & freestanding Range. This is open plan to a superb dining area with a feature log burner, 2 large skylights & double doors leading out to the garden.

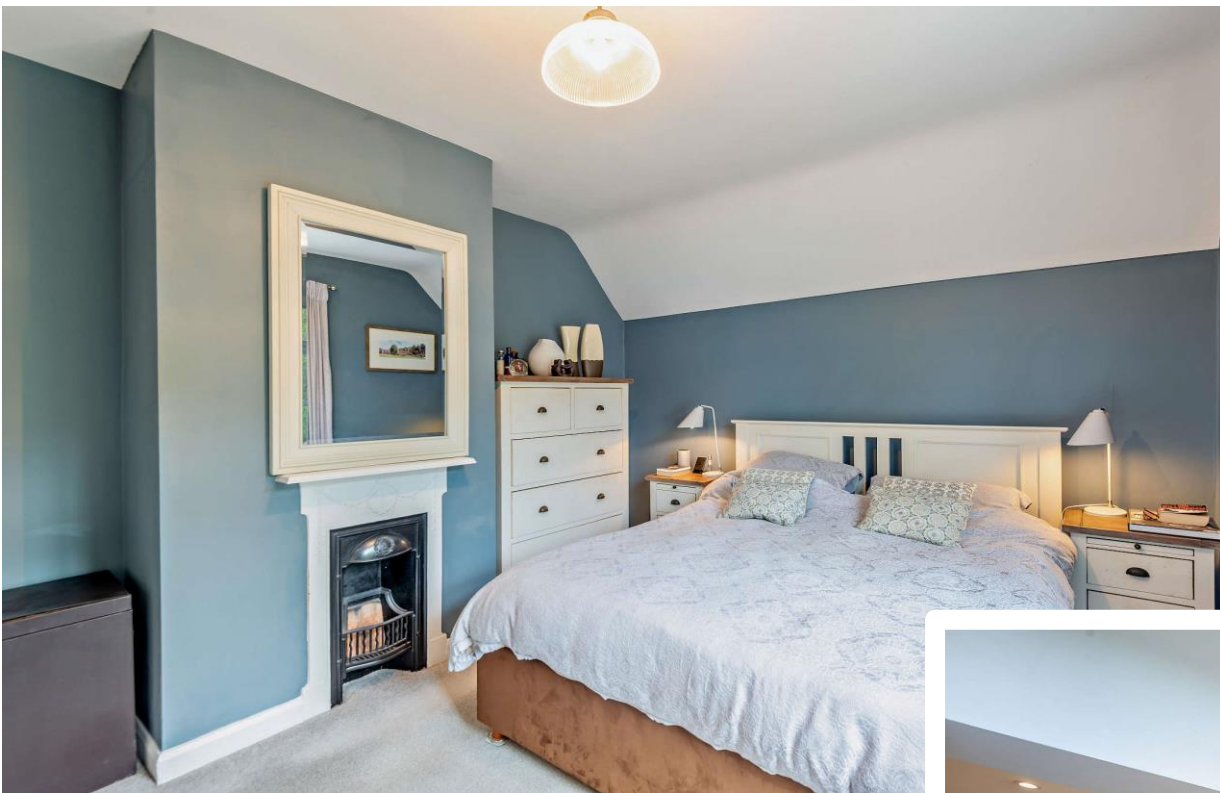
Upstairs offers a large double bedroom with fitted wardrobes & a feature fireplace, a 2nd dual aspect double bedroom with fitted wardrobe, a 3rd large single bedroom & a well fitted family bathroom with bath, wall mounted shower, wc, basin, skylight & heated towel rail.

To the front of the property there is an area of off-street parking for 2 cars with steps down to a paved area with shed & a small front garden. To the rear of the property a paved patio with small shed offers steps down to a shaped area that's laid to lawn, with gravel to all sides. This is bordered by mature trees, shrubs & flower borders, with a further shed to the rear.

Located within 1/2 mile of the village centre & within circa 1.5 miles of the A25, providing easy access to Guildford & Dorking town centres.







SITUATION

Situated within walking distance of Holmbury St. Mary village which offers 2 local pubs, a small village store, 3 x coffee shops, a church & car servicing garage, within less than a 5 minute drive of the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary school. There are several access points in the village on to the Hurtwood Forest, which is considered the largest area of common land in Surrey. The property also provides easy access to 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, Clandon station circa 15-20 mins & Gomshall station circa 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 approx. 1 mile, where you will find Pinewood Cottage on your left, just after Radnor Lane on your right & immediately after Woodhouse Copse (the neighbouring house) on your left.







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

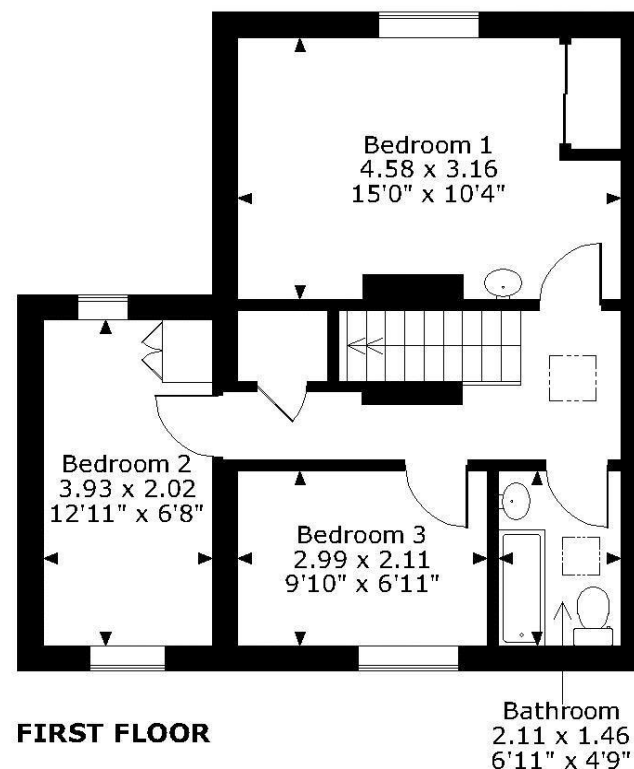
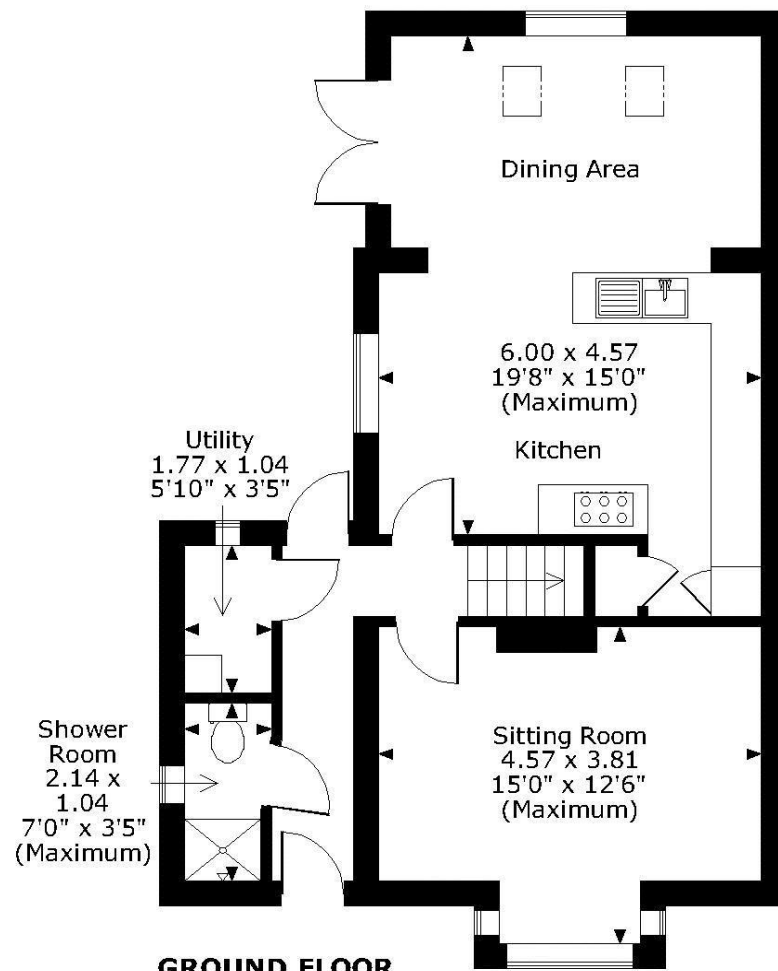
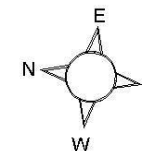
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - 01483 444864 –
Band E £3197.51 per annum (2026-27)**

All mains services except oil instead of gas

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Approximate Gross Internal Area
Ground Floor = 611 Sq Ft/57 Sq M
First Floor = 448 Sq Ft/42 Sq M
Total = 1059 Sq Ft/99 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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