



**4 Felday Houses,  
Holmbury St. Mary, Surrey RH5 6NJ  
Price £585,000 Freehold**

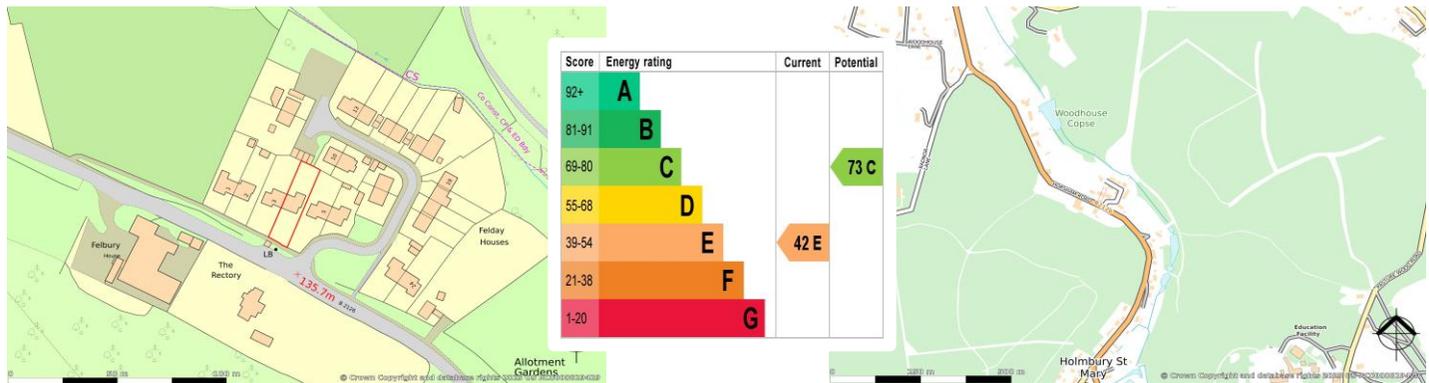
**TERRA COTTA**

Independent Estate Agents

## PROPERTY DESCRIPTION

A spacious & very well presented 2-3 bedroom character cottage with good sized front & rear gardens situated in a sought after location in Holmbury St Mary. Ground floor accommodation comprises an entrance hall with storage cupboards, this leads to a well fitted kitchen with a range of low level & wall mounted units complemented by solid wood work tops & a large butler sink. This is open plan to a good sized dining area with plenty of space for a table & chairs & sliding patio doors (with plantation shutters) leading out to the garden. An archway leads through to the dual aspect sitting room, with feature log burner & door to garden (both the door & window in this room also benefit from plantation shutters). The entrance hall also leads to a downstairs bedroom/large study with a pitched ceiling, double doors & a further single door providing access to the rear garden, & wc with basin. Upstairs offers 2 large double bedrooms with fitted wardrobes, solid pine floorboards & plantation shutters to all the windows, & there is also a very well fitted bathroom comprising a bath, wall mounted shower, a curved shower screen, wc & basin set into a vanity unit, fully tiled walls & a heated towel rail. Outside the private front garden is mainly laid to lawn with a paved pathway with steps leading to a paved patio area around the house. The area is well screened with mature trees, shrubs & flower borders. There is gated access to the rear garden which is also mainly laid to lawn bordered by mature trees & shrubs, with a paved patio area with space for table & chairs & a shed to one side. There is roadside parking available to the front of the property & a residents car park to the rear. Located on the edge of this sought after Surrey Hills village, within a 5 minute drive of the A25 & Abinger Hammer. Must be seen!







## SITUATION

Situated on the edge of Holmbury St. Mary village in the heart of the Surrey Hills which offers 2 local pubs, & small village store, coffee bar, a church & car servicing garage. Also within a 5 minute 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 towards Holmbury St Mary village, where you will find Felday Houses (a cul-de-sac on your left) just before the Holmbury St Mary village sign.





**Terra Cotta (Estate Agents) Ltd**

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

**Opening Hours**

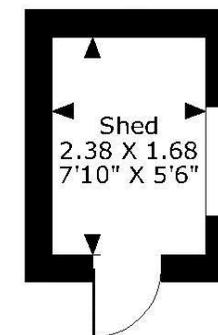
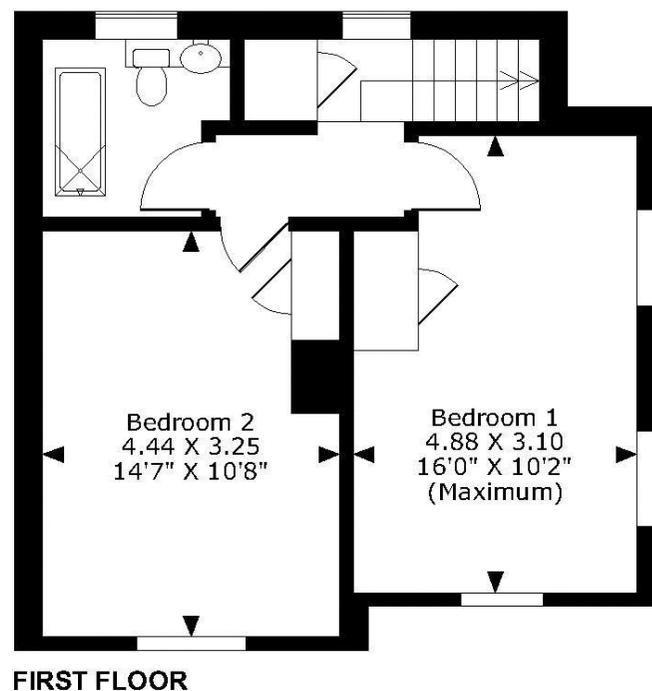
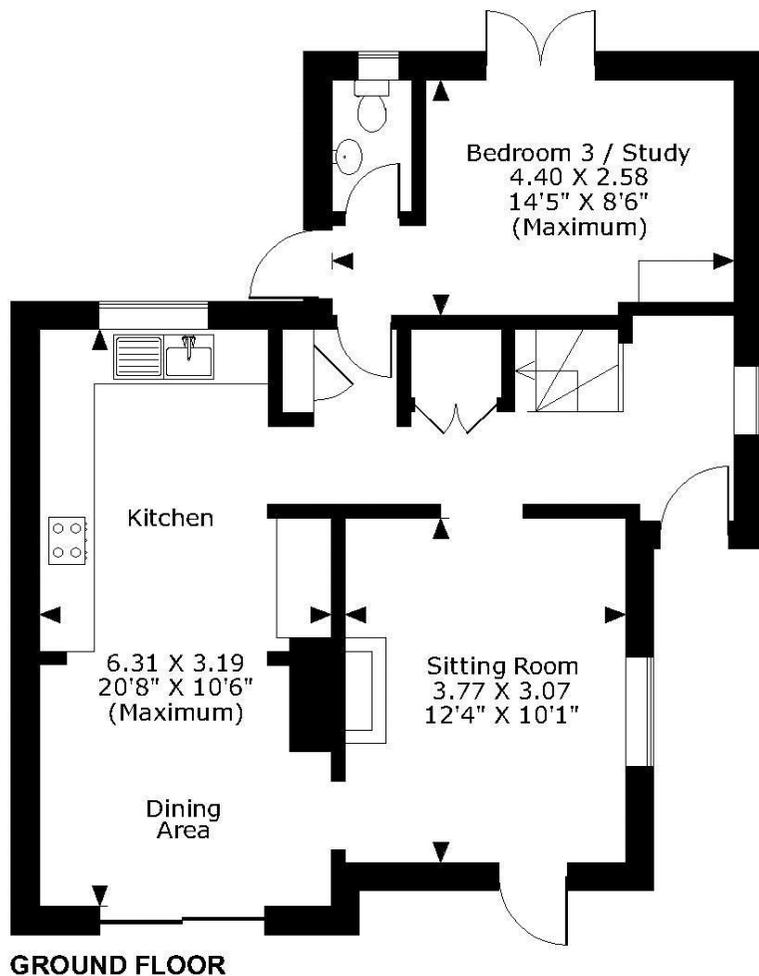
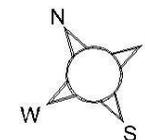
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band D –  
2,496.28 per annum (2025-26)**

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

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 575 Sq Ft/53 Sq M**  
**FIRST FLOOR = 428 Sq Ft/40 Sq M**  
**TOTAL = 1003 SQ FT/93 SQ M**  
**SHED = 43 Sq Ft/4 Sq M**



NOT SHOWN IN ACTUAL  
LOCATION OR ORIENTATION

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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