



BRACKEN COTTAGE

Felday Glade, Holmbury St. Mary, Dorking, Surrey



A CHARMING DETACHED COTTAGE, ON THE GREEN IN HOLMBURY ST. MARY

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Second reception room | Kitchen
Dining room | Shower room

First Floor: Three bedrooms | Bathroom

Outbuildings: Store

Distances

Local towns: Abinger Hammer 2.3 miles, Peaslake 2.4 miles, Dorking 7.1 miles

Train stations: Gomshall station 3.1 miles (London Waterloo from 51 minutes), Dorking station 7.2 miles (London Waterloo from 53 minutes, London Victoria 56 minutes), Guildford mainline station 10.3 miles (from 32 minutes to London Waterloo)

Roads: A3 West Clandon 9.5 miles, M25 (Leatherhead Junction 9) 12.9 miles

Airports: London Gatwick 16.8 miles, London Heathrow 28.3 miles

(All distances and times are approximate)

SITUATION

Bracken Cottage occupies an enviable position on the heart of the highly desirable village of Holmbury St. Mary, within the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by undulating countryside, far-reaching views and quintessential villages, the setting offers an excellent balance of rural tranquillity and convenient access to London.

Holmbury St. Mary enjoys a strong sense of community, with amenities including two public houses, a village green, parish church, cricket club and the renowned Hurtwood House School. Nearby Shere, Abinger Hammer and Peaslake are easily accessible, offering a range of dining options and essential services, including a doctor's surgery. The Kingfisher Farm Shop in Abinger Hammer and the Peaslake Village Store are particularly well regarded for local produce, while Shere also offers a selection of independent shops and cafés, with a broader range of amenities available in Cranleigh and Dorking.

Alongside Hurtwood House, the area is well served by an excellent range of both independent and state schools, including Duke of Kent in Ewhurst, St Teresa's in Effingham, Cranleigh School in Cranleigh, Cranmore in West Horsely, Longacre in Shamley Green and St Catherine's in Bramley, as well as a number of highly regarded schools in Guildford. For younger children, a selection of well-regarded primary schools can be found in nearby villages such as Peaslake, Abinger Common and Shere.

Holmbury Hill, crowned by its historic Iron Age fort, provides access to an extensive network of over 60 miles of footpaths and bridleways, ideal for walking, cycling and horse riding, while The Hurtwood offers further scenic trails. Guildford, Dorking and Cranleigh provide a comprehensive range of shopping, leisure and educational facilities.

Leith Hill, the highest point in southeast England, offers panoramic views, and Box Hill — one of the National Trust's most celebrated landscapes — is within easy reach.



BRACKEN COTTAGE

Bracken Cottage is a perfectly situated detached home in the heart of Holmbury St Mary, overlooking the village green.

The property is well-presented and enjoys excellent natural light throughout, as well as well-proportioned rooms.

The ground floor features a spacious sitting room with a bay window and views onto the green. There is an additional sitting room adjacent to the well-equipped kitchen, which has double doors leading to the rear garden. There is also a downstairs shower room.





GARDEN AND GROUNDS

The rear garden has been beautifully landscaped throughout, featuring attractive terracing and red-brick walls, along with an array of beautiful plants and flowers.

There is also an outdoor store, which is currently used as a utility room.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating.

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Rating: E

Council Tax Band: F

Tenure: Freehold

Directions

Postcode: RH5 6PG

What3words: ///shark.proud.values

Viewings: Viewing is strictly by appointment through Knight Frank.



Approximate Gross Internal Area
Main House 1,318 sq. ft / 122.50 sq. m
Outbuilding 70 sq. ft / 6.50 sq. m
Total 1,388 sq. ft / 129.00 sq. m

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.

I would be delighted
to tell you more.

Morten Boardman

01483 617930

morten.boardman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com