



**Felday Chapel, Horsham Road,
Holmbury St Mary, Surrey RH5 6NH
Price £645,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

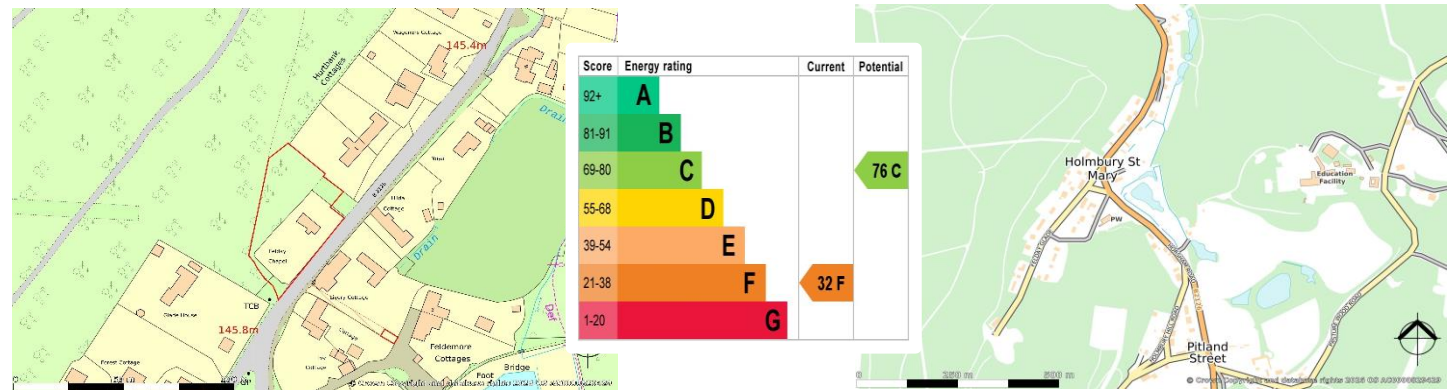
A unique detached character home dating back to 1825, Felday Chapel was patiently restored by the owners & now offers stunning open plan living, with great views over this sought after Surrey Hills village. Double doors lead to an entrance porch with tiled flooring & space for coats. A further door provides access to a 35ft sitting room with a solid oak floor, a beamed vaulted ceiling & a log burner set into a brick fireplace with an ornate surround & the washing machine/dryer & boiler are concealed in fitted cupboards adjoining the bathroom. This is open plan to a well fitted kitchen/breakfast room offering an extensive range of units to include an integrated fridge/freezer & additional freezer complemented by solid wood worktops, a butler sink, dishwasher, fitted electric oven & gas hob. There is also a study area at the far end of the room & access to a superbly fitted bathroom with a freestanding bath with hand held shower, separate shower cubicle, wc, basin & heated towel rail.

A spiral staircase leads up to the first floor mezzanine area which offers a double bedroom with a solid oak floor & a glazed low level wall offering views over the ground floor below.

The property also benefits from BT Wi-Fi, & parking is accessed via a 5 bar gate & driveway opposite the property, where you have a legal right of access to a very secure gravelled area for 2 large cars that belongs to Felday Chapel & transfers with the property.

The Chapel is approached with a few gentle steps leading up to a pedestrian gate with arch over, with a path leading up to an area for outside table & chairs & the front door. The elevated cottage gardens continue all around the property, they are mainly laid to lawn with attractive shrubs & flowers, with great views over the the village green, pub & church, some areas set amongst gravestones. Must be seen to be fully appreciated !





PRIVATE PARKING AREA



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 for a couple of miles into the village, where you will find Felday Chapel on your right, just before the village green & Royal Oak pub on your right.







Terra Cotta (Estate Agents) Ltd

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Opening Hours

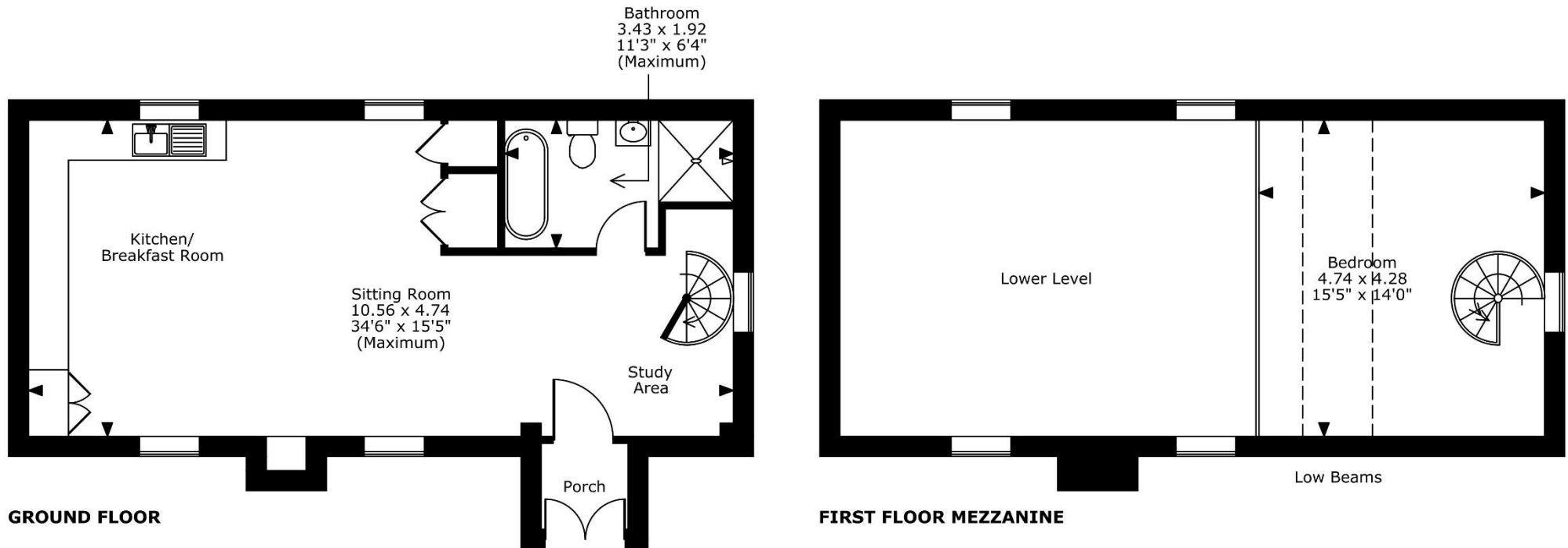
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

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

**All mains services except the property has
an underground LPG gas tank rather than mains gas**

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Approximate Gross Internal Area
Ground Floor = 558 Sq Ft/52 Sq M
First Floor Mezzanine = 218 Sq Ft/20 Sq M
Total = 776 Sq Ft/72 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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