



**Fairhaven South, Radnor Lane,  
Holmbury St. Mary, Surrey RH5 6NW  
Price £975,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## PROPERTY DESCRIPTION

A rare opportunity to secure a spacious 4 bedroom detached family home with large outbuildings set in 1.5 acres of fantastic gardens/woodland in a peaceful location in Holmbury St Mary.

Single storey accommodation comprises a large (circa 400 sq ft) dual aspect sitting room with feature log burner, a dual aspect kitchen/breakfast room with a range of low level & wall mounted units to include a fitted oven with an induction hob over, ample space for table & chairs & a pitched wood clad roof with skylight.

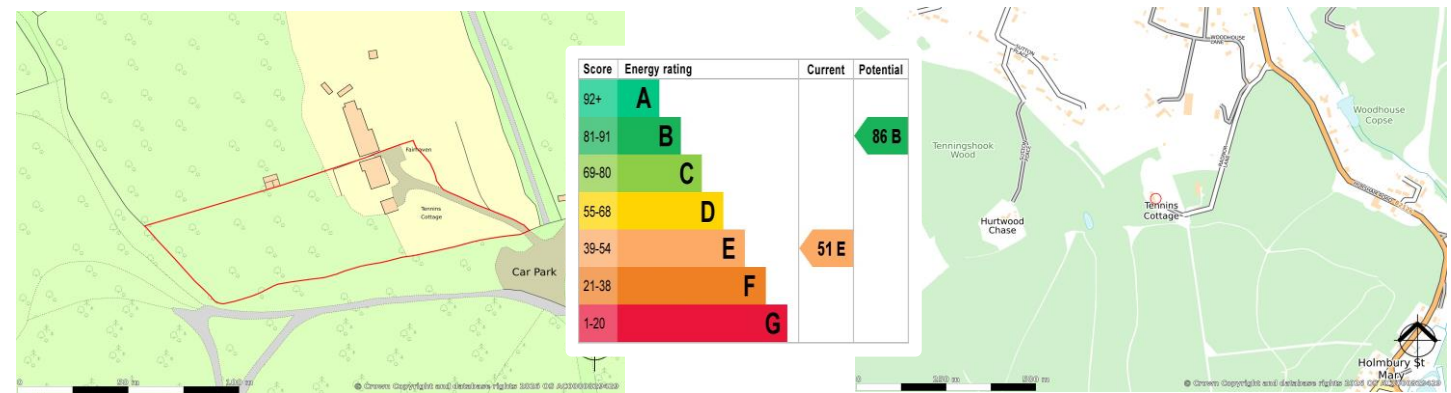
A door leads out to a covered area with further door to a utility room, with fitted storage units, space & plumbing for appliances & a butler sink.

There are also 3 good sized double bedrooms, a large single bedroom & a well fitted family bathroom with bath, wall mounted shower, wc & a basin set into a vanity unit.

Outside, a 5 bar gate provides access to an extensive gravelled driveway providing off-street parking for numerous cars. This leads to a detached workshop which was previously used as a double garage (& could be converted back), with storage to one side. There is also a log shed & a greenhouse. The extensive gardens include a large area of beautiful woodland with paths, various seating areas & areas laid to lawn.

Situated in a very quiet lane within a short walk of a cafe & providing direct access to the Hurtwood. It's located within a mile of the centre of the popular Surrey Hills village of Holmbury St. Mary & within circa 2 miles of the A25 providing easy access to extended facilities & mainline stations. Must be seen !







## SITUATION

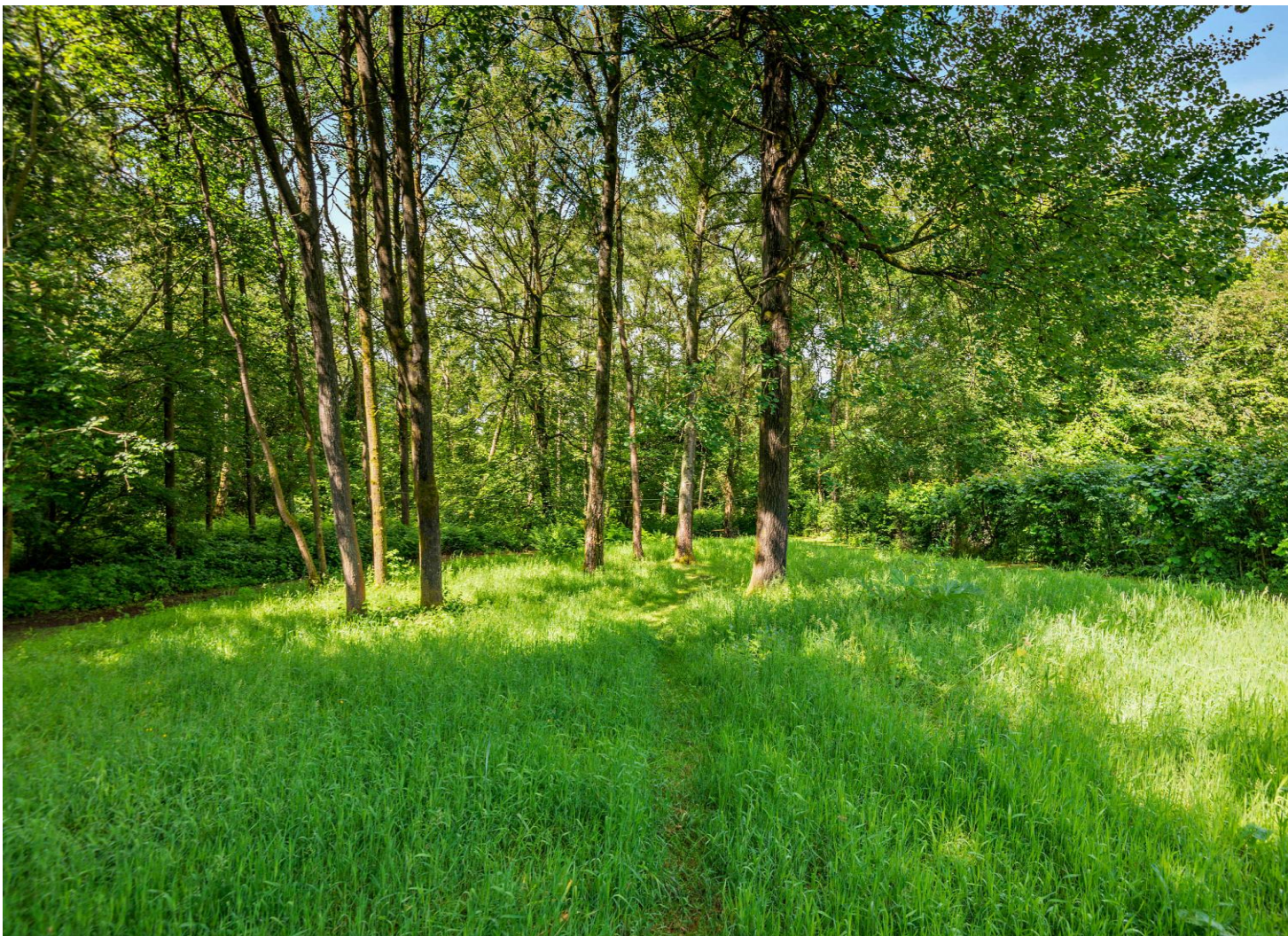
Situated within a short walk of the Hideaway Coffee shop, within circa 1 mile of Holmbury St. Mary village which offers 2 local pubs, a small village store, 3 x coffee shops, a church & car servicing garage, & within circa 2 miles the A25 & the Abinger Farm Shop & village shop, in the catchment area 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, turning right into Radnor Lane towards Woodhouse Lane. Continue up Radnor Lane until you reach the top and parking for the Hurtwood. Here you will find The Hideaway Coffee shop on your immediate right and the next turning right takes you to the 5 bar gate leading to Fairhaven South.







**Terra Cotta (Estate Agents) Ltd**

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

**Opening Hours**

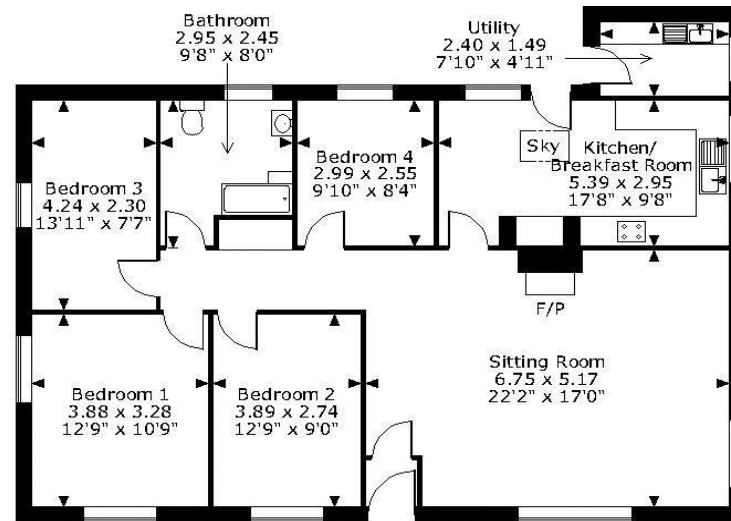
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - 01483 444864 - Band D  
£2616.14 per annum (2026-27)**

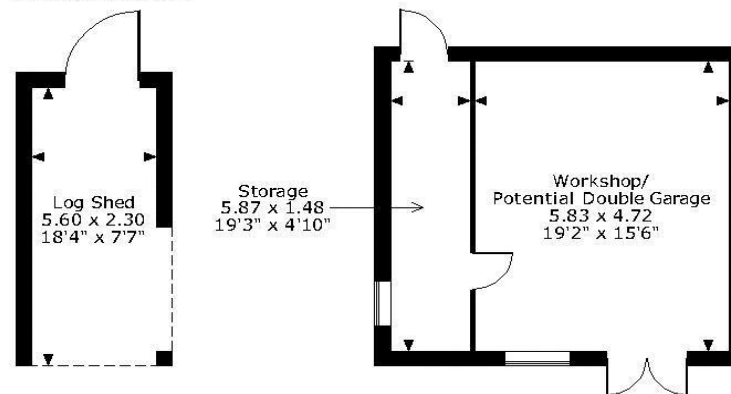
**Mains electricity (EDF economy 7) provides both heating & hot water. Water - Thames Water. Drainage: Private water treatment system and sewage treatment plant (installed in 2017), the system is shared with 1 neighbour. Broadband is Vodaphone Full Fibre.**

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**APPROXIMATE GROSS INTERNAL AREA**  
**MAIN HOUSE = 1182 SQ FT/110 SQ M**  
**OUTBUILDINGS = 533 SQ FT/49 SQ M**



## GROUND FLOOR



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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