



**Orchard Cottage, Holmbury Hill Road,  
Holmbury St. Mary, Surrey RH5 6NP  
Price £1,050,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

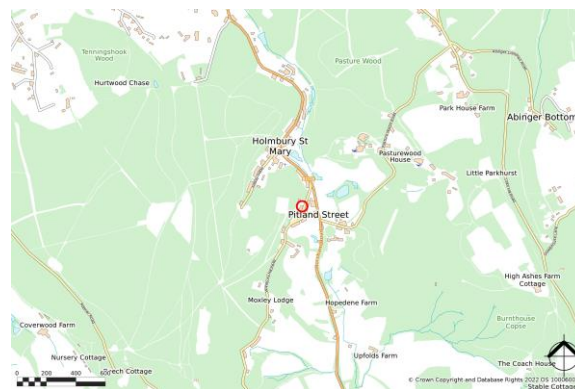
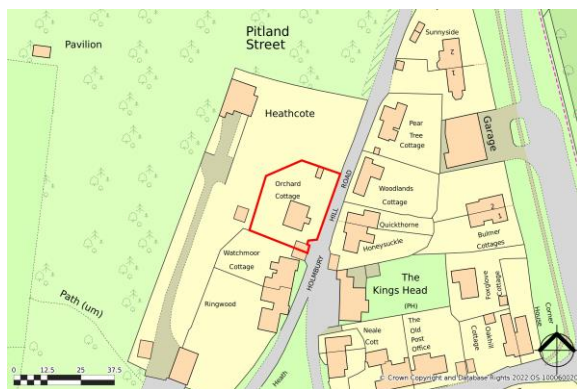
A superbly presented 3 double bed detached character home with garage & good size garden with views in the heart of Holmbury St Mary village. Ground floor accommodation comprises an entrance porch with space for coats & boots leading into a dual aspect sitting room with feature log burner & beam over with fitted storage unit to one side, a well fitted dual aspect kitchen/breakfast room with an extensive range of low level & wall mounted units, Rayburn (which also heats the house & water) & space for table & chairs. To the rear of the property there is also a study with fitted storage, a large walk-in larder with original quarry tiles, a utility room with door to garden & a wc. Upstairs offers 2 large double bedrooms with fitted wardrobes, 1 smaller double bedroom & a large, refitted bathroom with bath & separate shower. The property benefits from a white oak flooring throughout most of the ground floor, solar panels and integrated battery storage system that lowers electricity costs & an advanced Smart heating system (which can be controlled on a room-by-room basis). To the front of the property there is a garage with electric door & EV charging point & a parking space to the front of that. Steps then lead up to the property, which boasts beautifully tended & good-sized gardens to the sides & rear which are mainly laid to lawn & enjoy lovely views over the hills to the front. Within the gardens, there is a Summer House, shed & storage room housing the oil tank, & a terraced area over the garage with stunning views. Located within a short walk of 2 local pubs, village church & a soon to open shop. Must be seen!

## 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 into Holmbury St Mary village, past the village green & Royal Oak pub on your right, turning right just after the well on your left into Holmbury Hill Road. Continue up the hill, where you will find Orchard Cottage on your right, 50 yards before the Kings Head pub (where a new village shop is expected to open shortly).

## Situation :

Located in the heart of the Surrey Hills, within approx. a 5 minute drive of the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary schools & also within a short drive of Belmont school (private). 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 circa 15-20 mins drive away & Gomshall station is within 10 mins.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Council Tax - Guildford Borough Council - Band G - £3650.24 per annum (2022-23)**

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

**Your Local Independent Estate Agent**



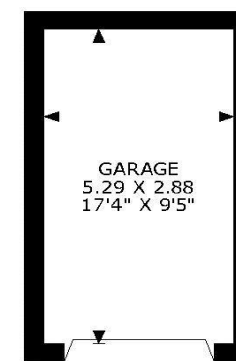
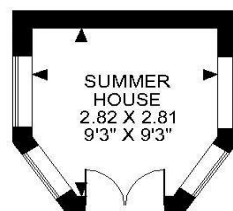
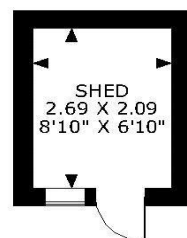
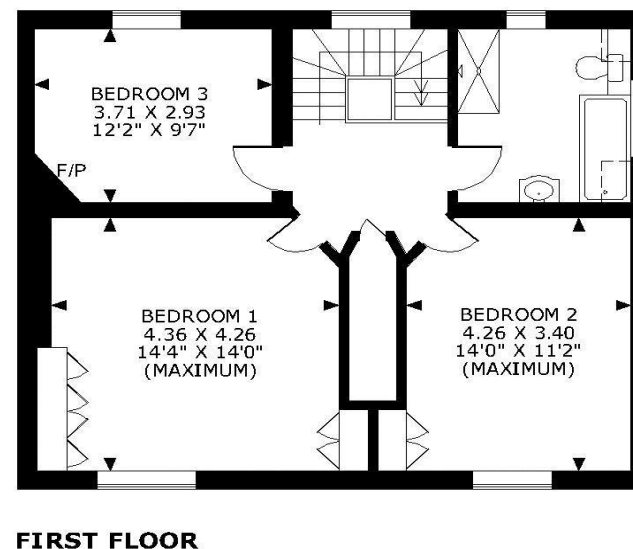
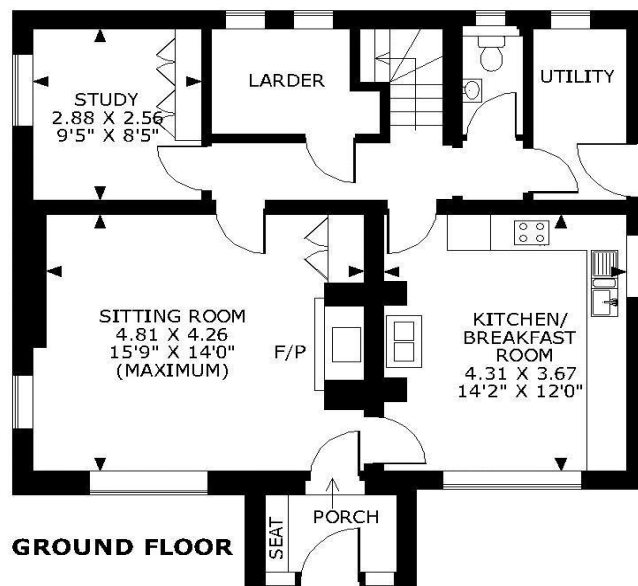
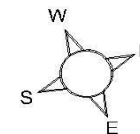


Please call 01483 205150 to arrange a viewing



# Orchard Cottage, Holmbury Hill Road, Holmbury St. Mary, Surrey RH5 6NP

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR= 750 SQ FT/70 SQ M**  
**FIRST FLOOR = 680 SQ FT/63 SQ M**  
**TOTAL = 1430 SQ FT/133 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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## Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF  
 Tel: 01483 205150

## Opening Hours

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