



**Ivy Cottage, Horsham Road, Holmbury St. Mary**  
**Surrey RH5 6NH**  
**Price £900,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

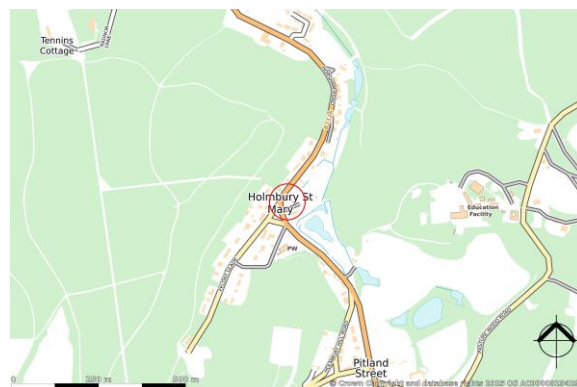
A very well presented 3 bedroom grade II listed character cottage with a detached studio annexe, large car port, in & out driveway creating extensive parking & a great sized garden overlooking the village green in Holmbury St Mary village. Ground floor accommodation comprises an entrance hall with cloaks cupboard & wc, a good sized sitting room with feature log burner & parquet wood flooring with door to study. There is also a very well fitted dual aspect kitchen/breakfast room with a butler sink, integrated dishwasher, Aga, ample space for table & chairs, laundry cupboard, exposed beams to ceiling & a door providing access to the garden. A staircase leads directly up into the principal bedroom suite which is a large dual aspect double with a pitched roof, beamed ceiling & walls, exposed stonework & fitted shelving areas as well as a freestanding bath & separate wc & basin, with access to the main landing (also accessed via a 2nd staircase from the sitting room). From there, a large dual aspect double bedroom with eaves storage cupboards & an original fireplace leads to a well fitted shower room. This is Jack & Jill with the 3rd bedroom which is a smaller double, also set slightly into the eaves with a skylight. There is a small, detached annexe to the side of the property, which comprises a reception/bedroom open plan to a kitchen area, with a separate shower room (with shower cubicle, wc & basin) & covered terrace to one side. There is also a double car port, accessed via an extensive gravelled in & out driveway (to the front & side of the property). The landscaped garden is then mainly laid to lawn, with mature trees, shrubs, raised flower beds etc. Located just opposite the village green, yet also offering a great deal of privacy, this terrace adjacent to the annexe gets some of the last sun in the village ! Must be seen. No onward chain.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane & continue up to 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 Ivy Cottage on your left, immediately before the village green & Royal Oak pub on your right.

## Situation :

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within a short walk of 2 local pubs, & small village store, coffee bar, a church & car servicing garage, within approx. a 5 min 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F £3,605.74 per annum (2025-26)**

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

**Your Local Independent Estate Agent**



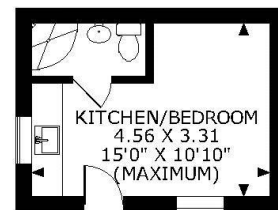
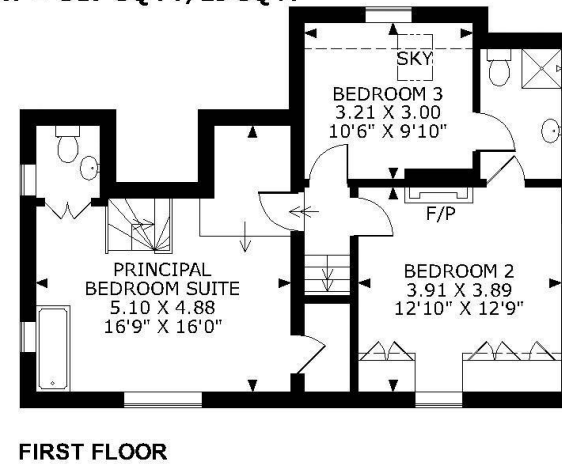
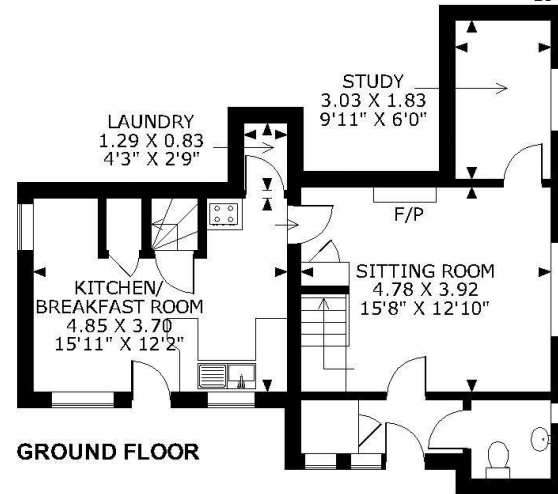
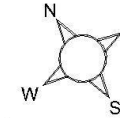


Please call 01483 205150 to arrange a viewing

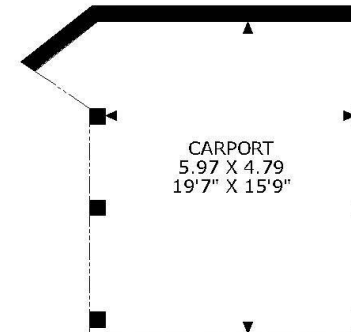


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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 550 SQ FT/51 SQ M**  
**FIRST FLOOR = 570 SQ FT/53 SQ M**  
**ANNEXE = 163 SQ FT/15 SQ M**  
**TOTAL = 1283 SQ FT/119 SQ M**  
**CARPORT = 317 SQ FT/29 SQ M**



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.

□ □ □ Denotes restricted head height

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