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Woodhouse Lane
Holmbury St Mary
Dorking RH5 6NN

Situated on a private road with direct access to Holmbury Hill, a contemporary family house in a mature and secluded plot

- Reception hall
- Drawing room and dining room
- Sitting room and study
- Kitchen / breakfast room, utility room and cloakroom
- Master bedroom with en suite dressing area, bathroom and balcony
- Guest bedroom with en suite shower room
- 3 further bedrooms and family bathroom
- Integral garage
- Gardens, grounds and stores
- In 1.5 acres; EPC: C



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properties perfectly presented

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Approximate Gross Internal Area = 374.0 sq m / 4026 sq ft
Stores = 26.5 sq m / 285 sq ft
Total = 400.5 sq m / 4311 sq ft
(Including Garage / Excluding Void)



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 decisions reliant upon them. (ID735691)

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HOUSE INFORMATION

Approximate total gross internal area: House 4,026 sq ft / 374 sq m; Stores 285 sq ft / 26.5 sq m. Total 4,311 sq ft / 400.5 sq m. Total 4,311 sq ft / 400.5 sq m (including Garage / excluding Void).

Services: Mains water and electricity. Private drainage. Air Source Heat Pump, underfloor heating, high performance glazing.

Local authority: Guildford Borough Council.
Tel: 01483 505050.

Viewing: Strictly by appointment. Tel: 01483 266700.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		90
81-101)	B	80	
61-80)	C		
41-60)	D		
21-40)	E		
1-20)	F		
1-10)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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