

# BURCHETTS BROOK

Holmbury St Mary • Surrey



 Knight  
Frank



# BURCHETTS BROOK

COTTON ROW • HOLMBURY  
ST MARY • SURREY • RH5 6NA

*A stunning family home in the heart of the  
Surrey Hills*

## Accommodation

Entrance hall • boot room • sitting room  
family room • cloakroom • kitchen/breakfast room  
utility room • conservatory

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Master bedroom with en suite bathroom  
3 further bedrooms • family bathroom • separate WC

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Detached outbuilding (games room and home office)  
Double garage • workshop • store room  
Swimming pool • Tennis court • Boule court

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In all approximately 6 acres



## Village Life

- Abundance of walking, cycling and riding on your doorstep
- The Kings Head public house, Holmbury St. Mary
- The Parrot Inn public house, Forest Green
- The Plough Inn public house, Coldharbour
- The Abinger Hatch, Abinger Common
- Kinghams Restaurant, Shere
- The Parrot farm shop and butcher, Forest Green
- Kingfisher farm shop, Abinger Hammer
- Village Greens farm shop, Ockley
- Holmbury Hill, a wooded area of 261 metres above sea level hosting a variety of tracks perfect for cycling, walking and riding.
- Leith Hill, visit the 18th-century Gothic tower, with panoramic views northwards to London and the English Channel to the south. The hill also has the second highest point in the South East of England.
- Pitch Hill, part of The Hurtwood offering the right to roam.
- Box Hill, the north and south facing slopes support an area of chalk downland, noted for its orchids and other rare plant species.



## Situation

(All distances and times are approximate)



- Abinger 1.3 miles
- Dorking 7.1 miles
- Guildford 11 miles
- Shere 4.8 miles
- Holmwood 6.6 miles



- Cranleigh School, Cranleigh (co-ed public school)
- Duke of Kent, Peaslake
- Belmont, Holmbury St Mary
- Charterhouse, Godalming (boys' public school. Co-ed in sixth form)
- St Catherine's, Bramley



- Effingham Junction 9.6 miles (London Waterloo 40 mins)
- Holmwood 6.6 miles (London Waterloo one hour)
- Dorking 7 miles (London Waterloo 50 mins)



- A3 Clondon 11.7 miles
- London Heathrow 30 miles
- London Gatwick 15 miles



- Goodwood, West Sussex
- Epsom, Surrey
- Sandown Park, Esher, Surrey



- Cowdray Park, Midhurst
- Hurtwood Park, Surrey



- Cranleigh Golf & Leisure, Cranleigh
- Gatton Manor, Ockley
- The Wisley, Nr. Ripley
- Betchworth, Dorking



- Chichester



## Burchetts Brook

Burchetts Brook is a striking country home situated in the village of Holmbury St. Mary, in the heart of the Surrey Hills. The approach to the house is through a 5-bar gate, along a post and rail lined driveway bordered by a beautiful orchard. The house enjoys ultimate privacy and views over its own land and the fields beyond.

Burchetts Brook offers charm and character, with no shortage of family living space, set over two floors. There are three principal reception rooms; these include

the sitting room, the family room and the conservatory. The sitting and family rooms have solid oak wood flooring, as do the hallways and the whole of the first floor (excluding bathrooms). The handmade Harvey Jones kitchen provides a perfect area for the family to congregate, offering views over the south west facing garden and no shortage of natural sunlight. Adding to the charm of the house are two feature fireplaces and striking beams whilst still providing ample ceiling height.

On the first floor, there are a total of four bedrooms and two bathrooms, all of which have a stunning outlook over the grounds and surrounding countryside.

A colonial style single story building situated in an idyllic spot with views of the stream, private woods and fields beyond offers many possible alternatives, subject to planning.





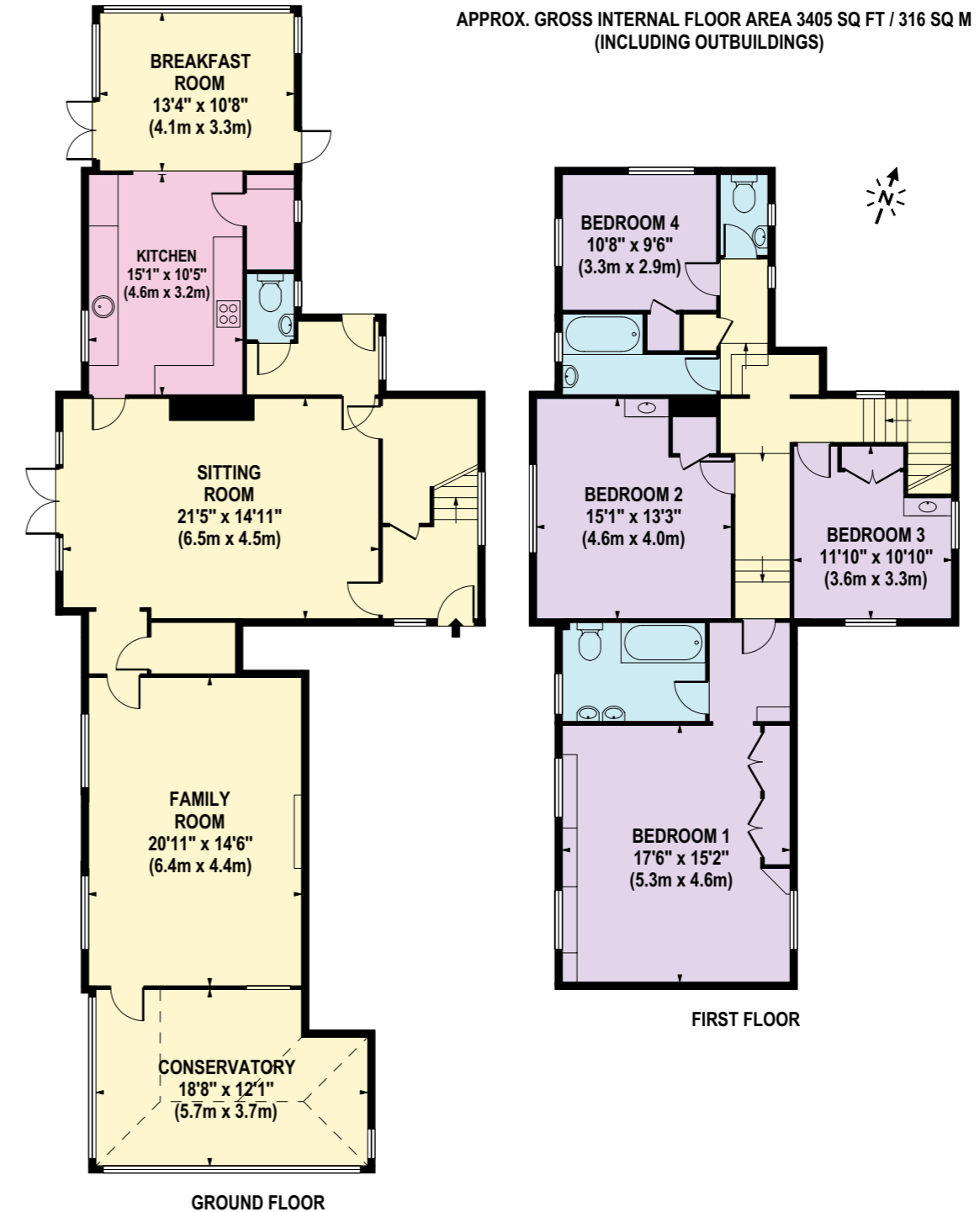
**Outside**

There is a double garage, workshop and machinery store as well as driveway parking for several cars. Leisure facilities include an outdoor swimming pool, tennis court and boule court.

**Gardens and Grounds**

Burchetts Brook is surrounded by picturesque gardens with the principal gardens facing south west. With beautiful flat lawns, private woodland and a delightful stream running through the property, this is truly an ideal garden to relax in and unwind. The property is fully fenced and borders fields beyond.

The garden flows well as you walk from the patio, past the original feature Well to the swimming pool and on to the tennis court. The property has been well cared for over the years with the current owner paying close attention to detail.



**Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
		77
	35	

Not energy efficient - higher running costs



### Services

We are advised by our clients that the property has mains electricity, mains water and oil fired central heating.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

### Local Authority

Mole Valley District Council – 01306 885001

### Viewing

Viewing is strictly by appointment only through Knight Frank.

### Directions

From Guildford, continue east on the A25 passing From Guildford follow the A25 towards Dorking and at Abinger Hammer turn right onto the B2126 signposted to Holmbury St Mary. Follow this road for approximately 2 miles and pass through the village of Holmbury St Mary, proceed through the village towards Forest Green until on your right hand side you will see a lane, Cotton Row. Turn right into Cotton Row and Burchetts Brook is the first property on the left hand side.



[www.KnightFrank.co.uk](http://www.KnightFrank.co.uk)

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