



## Holmbury Hill Road

Holmbury St. Mary, Dorking

**Guide Price £575,000**

### Property Features

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- DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND STPP
- GENEROUS REAR GARDEN WITH STUNNING VIEWS
- DRIVEWAY PARKING
- FARMHOUSE STYLE KITCHEN
- NO ONWARD CHAIN
- COSY SITTING ROOM WITH FIRE
- SHORT WALK VILLAGE PUB, FARM SHOP & COFFEE SHOP
- CLOSE TO LEITH HILL & HURTWOOD TRAILS





# Full Description

**\*NO ONWARD CHAIN\*** A charming two-bedroom detached cottage nestled on the slopes of Holmbury Hill, featuring a spacious rear garden and driveway parking, with potential for extension STPP. This delightful home is situated in a peaceful setting within the prestigious Surrey Hills, near Leith Hill and surrounded by The Hurtwood woodland. With over 400 miles of trails nearby, it offers an ideal environment for outdoor activities for all ages.

This delightful cottage begins in the cosy living room which features a brick exposed open fire and wooden flooring with plenty of space for all your furniture. Sitting central to the property, the living room provides access to all other rooms beginning with the rear aspect farmhouse style kitchen, overlooking the garden and features exposed beams, brickwork and a wood burning stove. There are a range of traditional cabinets, complimented by worktop space and room for the expected appliances. There is also plenty of space to add a dining table and chairs looking out over the pretty garden. A separate utility room leading off the living room provides additional storage and room for a washing machine and tumble dryer. The property features two bright double bedrooms, one of which includes a charming fireplace. Both rooms provide ample space for freestanding wardrobes and additional furniture. Finishing off the accommodation is the bathroom, fitted with white suite including a bath and overhead shower.

## Outside

The garden is as equally impressive and a standout feature of the property. To the front mature hedges screen the property from the road with a gate proving access to a path which leads to the front door and round to the rear of the property. Enjoying an elevated position, the garden offers breath taking, panoramic views across miles of unspoilt countryside and is mostly laid to lawn, featuring mature trees and hedges, providing a serene and secluded atmosphere. There is also driveway parking for one car located to the side of the property.

## Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, and electricity. An oil tank heats the water and radiators within the property. The broadband is a ADSL connection.

## Location

The Parish of Holmbury St Mary lies in the heart of the Surrey Hills, nestled on the eastern slopes of Holmbury Hill, known to be one of Surrey's prettiest villages and listed as the fourth highest point in Surrey. The village has much to offer and centres around St Mary's church overlooking the village green. There are several excellent pubs as well as two charming coffee shops, all conveniently within walking distance of the property. The village hall offers a range of activities for residents and for sporting enthusiasts, there is the local cricket club. Nearby, the Kingfisher Farm Shop provides a selection of fresh local produce, plants, and flowers. The surrounding wooded hills are increasingly popular with walkers, cyclists and horse-riders making it an ideal location for all ages. Annual events bring residents together and include the annual fireworks display in The Glade in early November. The village also holds annual spring and summer flower shows, organised by the Horticultural Society while the Holmbury St Mary's religious community offer a range of celebrations held by the church. The village lies 4.5 miles (7 km) southwest of Dorking and 8 miles (13 km) southeast of Guildford. Frequent bus services connect the village to Guildford and Dorking, and from these towns, trains offer easy access to London Waterloo and Victoria in under an hour. The A25 is also nearby, ensuring excellent road connectivity. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements



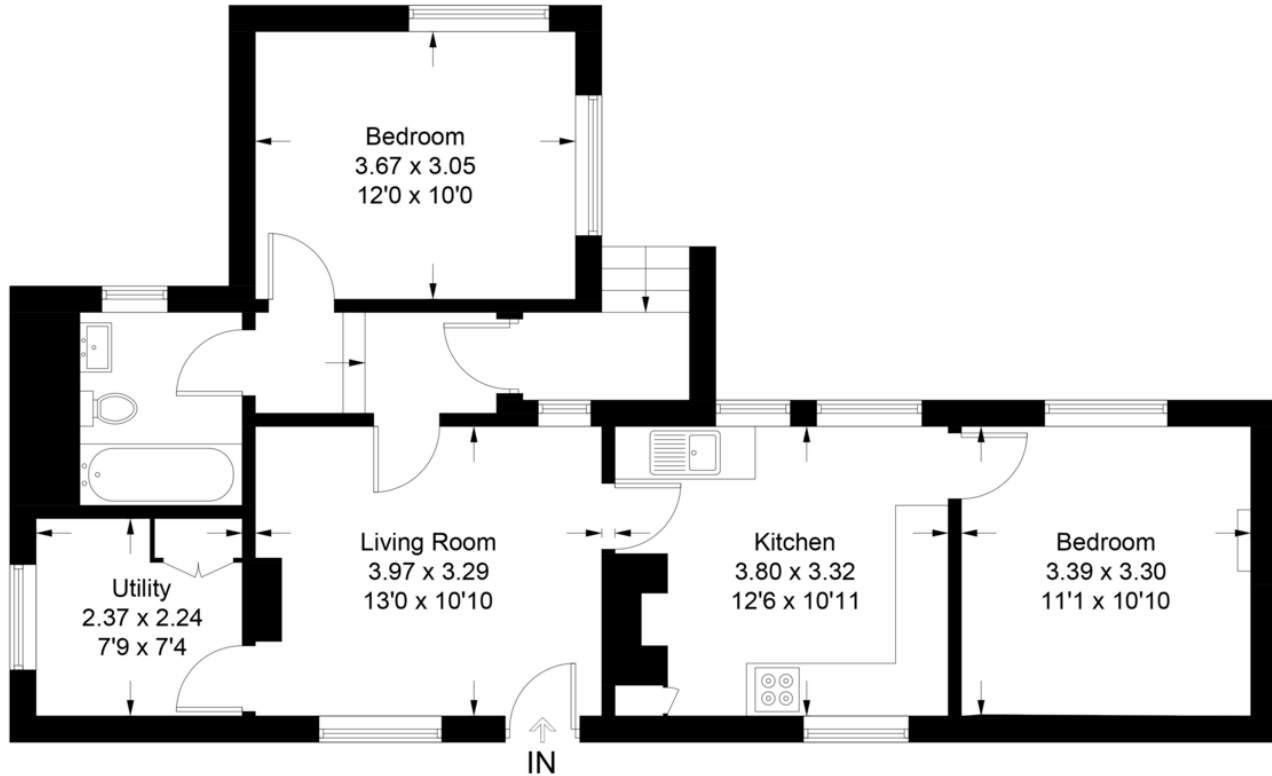






# Holmbury Hill Road, RH5

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



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 any decisions reliant upon them. (ID1138726)



## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Guildford Borough Council

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## CONTACT

Cummins House, 62 South Street, Dorking,  
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