



**Wildwood Cottage, Felday Glade, Holmbury St Mary**  
**Surrey RH5 6PG**  
**Price £835,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

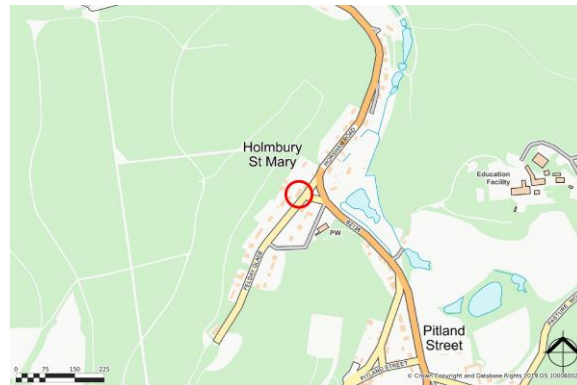
A particularly spacious & very well presented 4 double bed detached character home situated in the heart of Holmbury St Mary village. Ground floor accommodation comprises a sitting room with feature fireplace, separate family room, an extensive & well fitted kitchen open plan to a large dining room with door to garden & further door to wc. The first floor offers a master bedroom with ensuite shower room, 3 further double bedrooms & a currently being refitted family bathroom with bath & wall mounted shower. Outside the property benefits from a small front garden with lawned areas either side of a path leading up to the front door. The rear garden benefits from a paved patio and an area mainly laid to lawn, enclosed by mature hedging. Although the property does not have any private parking, there are no restrictions around The Green immediately to the front of the property. Located within a short walk of 2 village pubs, a small village shop, coffee shop & the village church. 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, 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, turning right immediately before the village green where you will find Wildwood Cottage on your right just before the Royal Oak pub.

## 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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**Council Tax: Guildford Borough Council - 01483 444864 - Band G - £3,975.76 (2024-25)**

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

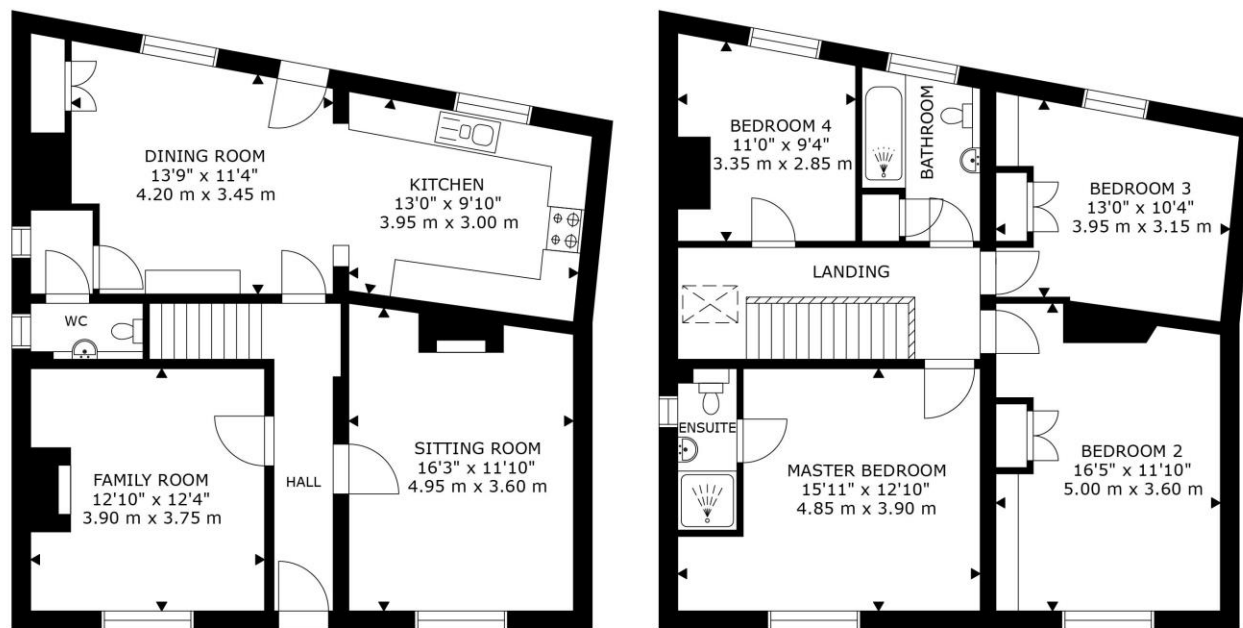
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing



# Wildwood Cottage, Felday Glade, Holmbury St Mary, Surrey RH5 6PG



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 797 sq ft, 74 m<sup>2</sup>  
FIRST FLOOR: 797 sq ft, 74 m<sup>2</sup>  
TOTAL: 1593 sq ft, 148 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Terra Cotta (Estate Agents) Ltd

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Tel: 01483 205150 – Registered No: 03516147

## Opening Hours

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