



**Feldar, Felday Glade, Holmbury St. Mary  
Surrey RH5 6PG**

**Price £828,500 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A well presented 3 double bedroom, 1 single bedroom family home situated in a quiet yet central location with views in Holmbury St Mary village, an area of outstanding natural beauty. Accommodation comprises a superb 28ft triple aspect sitting room with feature open fireplace, sliding patio doors leading out to the garden & double doors leading through to the dining room. This has fitted cupboards & a sliding door leading to an extensive, well fitted kitchen, which in turn leads out to a garden room (with access to the garden) & a wc. There is also a large double bedroom/family room to the front. Upstairs offers 2 double bedrooms, a large single bedroom & a well fitted family bathroom with bath, separate shower cubicle, wc, basin & a storage cupboard. To the front of the property there is a detached garage with rear storage area, a pathway to the side leads up to the front door. The front garden is mainly laid to lawn, with mature hedging to the front boundary. The slightly tiered rear garden leads to a detached studio/office, which is sound proofed. The property is located towards the end of a cul-de-sac with direct access to extensive woodland suitable for dog walking/cycling yet in the heart of the village, within walking distance of local pubs & cafes.

## 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, continuing to the right of the Royal Oak pub into Felday Glade where you will find Feldar just before the end of the road on your right.

## Situation :

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within walking distance 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 & also within 5 mins 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 a 20



**Council Tax - Guildford Borough Council - Band G - £3780.23 per annum (2023-24)**

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

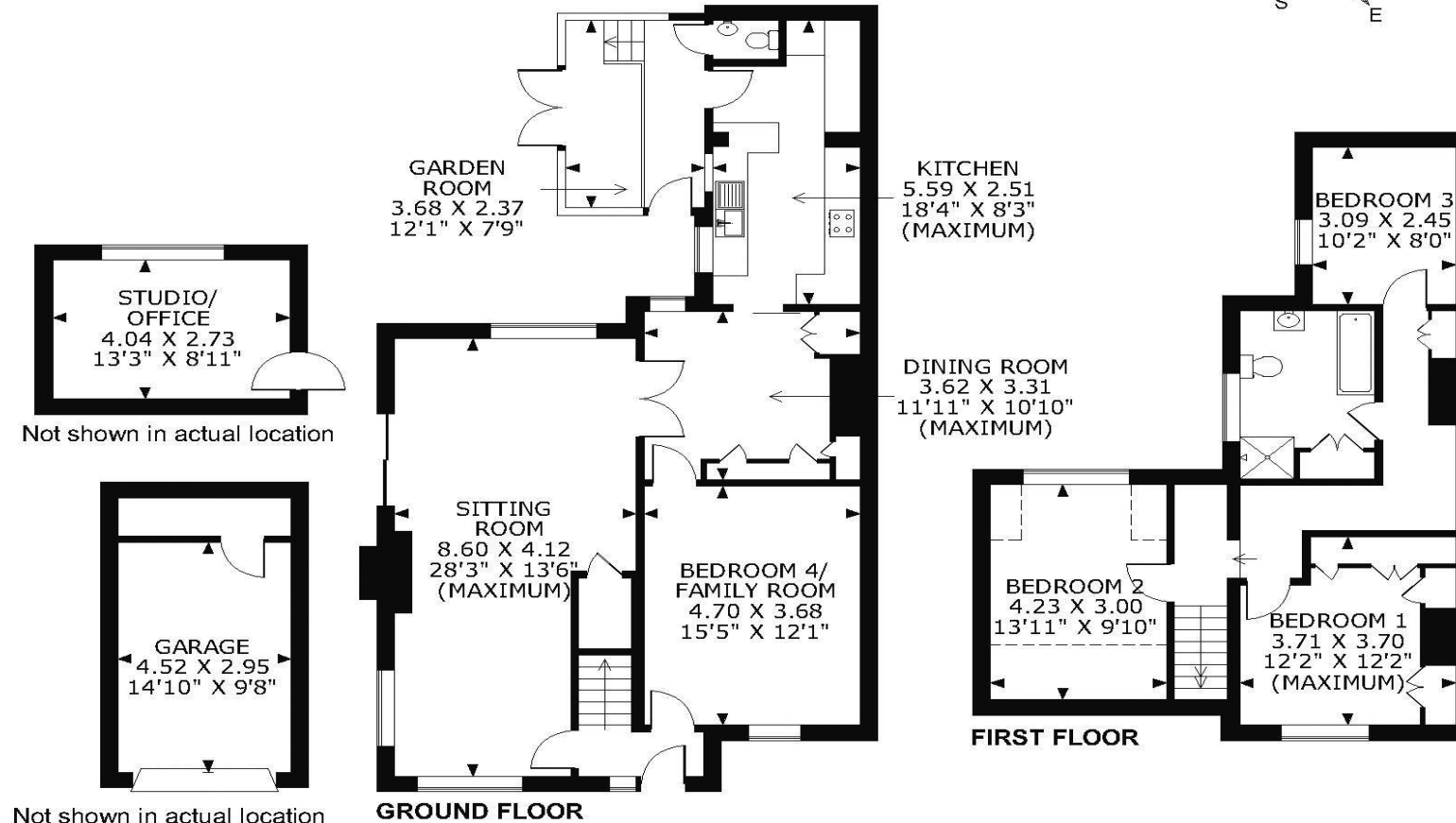
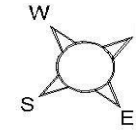
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 980 SQ FT/91 SQ M**  
**FIRST FLOOR = 538 SQ FT/50 SQ M**  
**STUDIO/OFFICE = 119 Sq Ft/11 Sq M**  
**TOTAL = 1637 SQ FT/152 SQ M**  
**GARAGE= 171 SQ FT/16 SQ M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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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## Opening Hours

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