



**Rose Cottage, Holmbury Hill Road,  
Holmbury St Mary, Surrey RH5 6NP  
Price £725,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

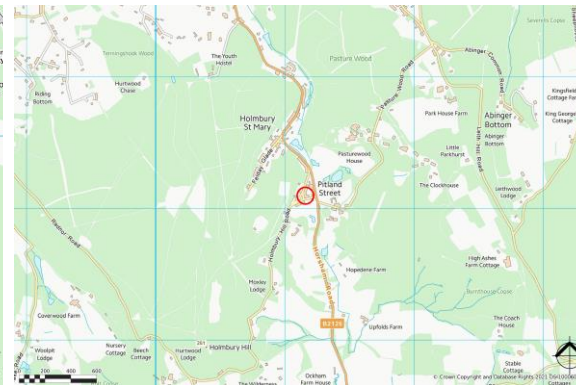
An immaculately presented 3 bedroom character cottage located in this idyllic rural setting in the heart of Holmbury St Mary. Ground floor accommodation currently comprises a large reception room with solid wood flooring open plan to a superbly fitted kitchen with door to garden, dining room, a large double bedroom with double doors leading to the side garden & a refitted shower room. Upstairs offers a large double bedroom with fitted wardrobes & a solid wood flooring, a single bedroom with exposed brickwork & a refitted bathroom with freestanding bath. The property benefits from original character features & a fast internet connection. Outside, there is a small front garden, with off-street parking to the side for 1-2 cars. There are 2 areas of garden to the side & rear of the property (south & west facing so very sunny), which are both laid to lawn with paved areas. Located in a quiet road within walking distance of the 2 village pubs, local shop, 2 cafes & within easy access of additional facilities in Abinger Hammer, Westcott & Dorking.

## 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, past the village green & Royal Oak pub on your right, turning right just after the well on your left into Holmbury Hill Road. Continue up the hill, where you will find Rose Cottage on your left, 50 yards after the Kings Head pub (where a new village shop has just opened).

## 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>		82
(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 505050 - Band E £2915.56 per annum (2024-25)**

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

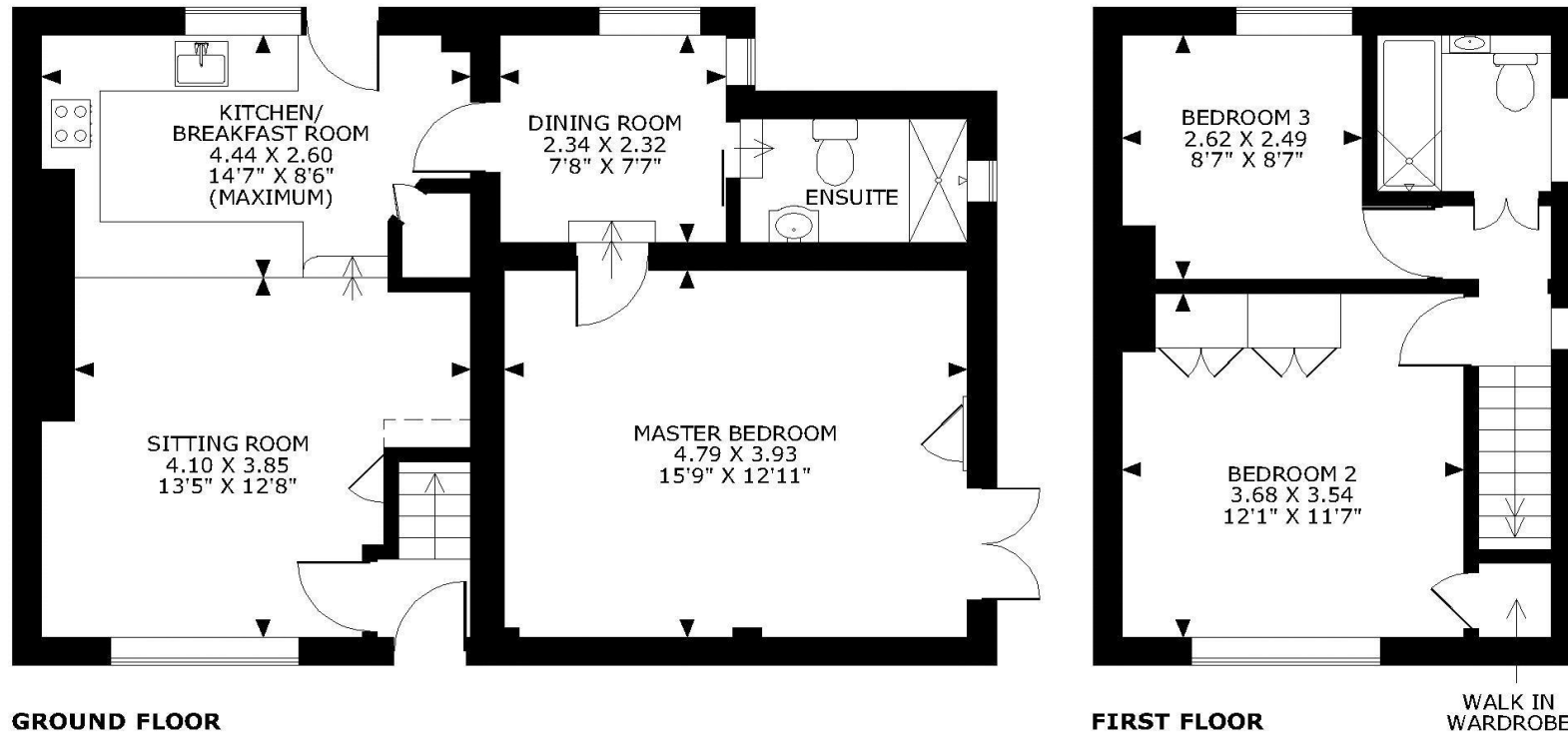
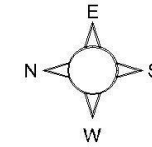
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 641 SQ FT/60 SQ M**  
**FIRST FLOOR = 297 SQ FT/28 SQ M**  
**TOTAL = 938 SQ FT/88 SQ M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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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.

## Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150

## Opening Hours

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