



**April Cottage, Horsham Road, Holmbury St. Mary**  
**Surrey RH5 6NH**  
**Price £535,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

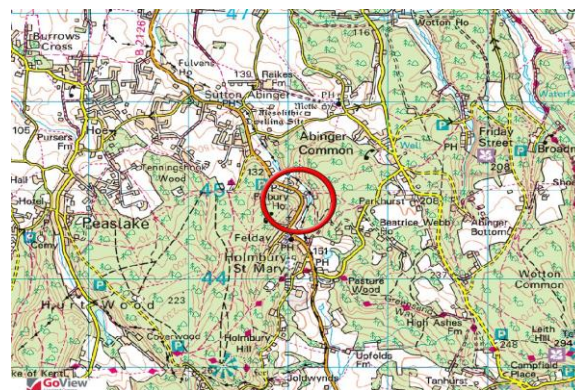
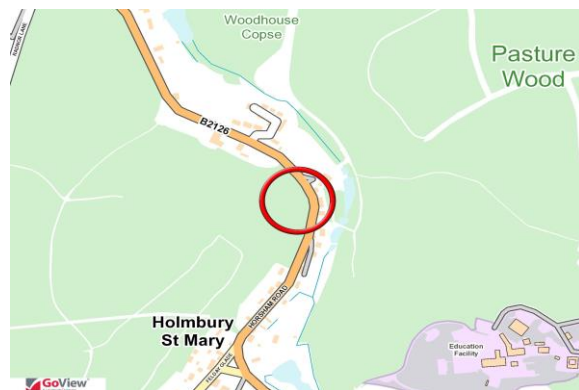
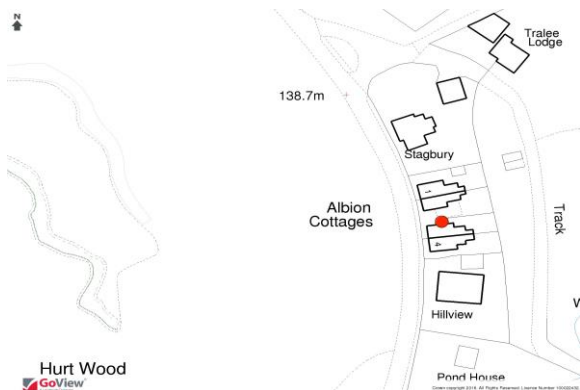
A very attractive & immaculately presented 2 double bed Victorian cottage set within a short walk of this prime Surrey Hills village. Ground floor accommodation comprises an entrance lobby with wc, sitting room with feature open fireplace, separate dining room with electric fire, a sash window overlooking the rear garden & an under stairs cupboard. This leads through to a superbly refitted kitchen with an excellent range of units including an integrated washing machine & slimline dishwasher with door to a conservatory providing access to the rear garden. Upstairs offers a large double bedroom with fitted wardrobe & an ensuite bathroom (with bath & wall mounted shower, wc, wash hand basin, a cupboard housing the hot water tank & heated towel rail). There is also a 2nd double bedroom with fitted cupboard. Outside, the property benefits from one off-street parking space to the front. The landscaped rear garden has a paved area with fitted storage cupboard, separate shed, a lawned garden with raised beds, a gravelled area for table & chairs to the rear, with views over mature trees & a pond beyond. Boasting many character features including wood floors & sash windows, this property provides easy access to the A25, Dorking & Guildford. Must be seen !

## 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 towards Holmbury St Mary village, past Felday Houses (a cul-de-sac on your left) & the Holmbury St Mary village sign, & the small area of parking on your left adjacent to Tralee Lodge, where you will find April Cottage just after that on your left.

## Situation :

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within 1/2 mile 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. 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 min drive, Gomshall station within 10 mins.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band E £2915.56 per annum (2024-2025)**

**All mains services except oil rather than gas**

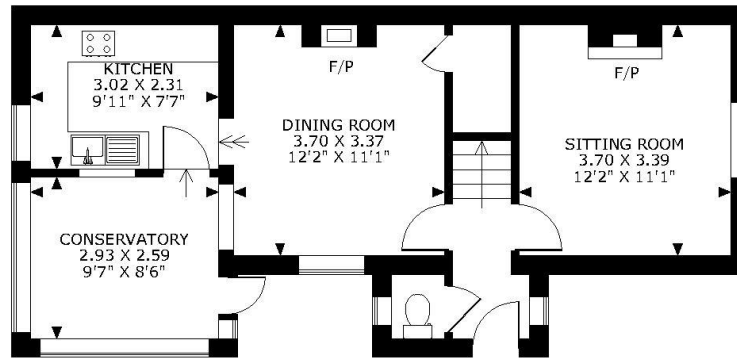
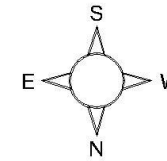
**Your Local Independent Estate Agent**



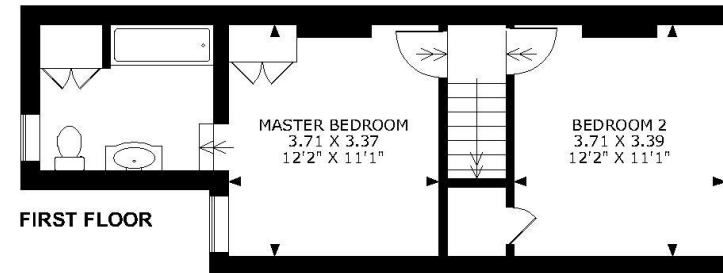
Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 522 SQ FT/48 SQ M**  
**FIRST FLOOR = 388 SQ FT/36 SQ M**  
**TOTAL = 910 SQ FT/84 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**

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

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

## **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