

The White Cottage, Felday Glade,
Holmbury St. Mary, Surrey RH5 6PG
Price £699,950 Freehold

TERRA COTTA
Independent Estate Agents


The White Cottage





PROPERTY DESCRIPTION

A very attractive 4 bedroom semi-detached character cottage with a good sized, well tended garden & scope for off-street parking (we understand that no planning permission is required), located in the heart of Holmbury St. Mary village with superb views of the village green to the front.

Ground floor accommodation comprises a dual aspect sitting room with a solid wood floor & a feature fireplace set into the original inglenook, with a stone hearth, high level windows & seats to either side & a wooden beam over. This leads through to a good sized kitchen with a range of low level & wall mounted units, storage cupboards & an old (display only) Rayburn open plan to a dining/family area with a wooden ceiling beam, double doors leading out to the rear garden & a terracotta tiled floor. A door leads through to a utility room with further units, a butler sink, a wall mounted boiler, space & plumbing for a washing machine, a continuation of the terracotta tiled flooring with a door leading out to the garden. There is a further door leading to a wc & basin.

Upstairs offers a large double bedroom with fitted wardrobes & a door providing access to a staircase leading down to the rear garden. There is a 2nd large double bedroom overlooking the village green to the front, a large single bedroom, a small 4th bedroom/nursery/study & a bathroom with a bath, wall mounted shower, wc & basin.

To the front of the property a mature hedge with gate to one side provides access to a lawned area, with a pathway leading up to the covered porch & the front door. The rear garden is set over 2 tiers, is fully enclosed by fencing, well screened, mainly laid to lawn with a paved area for table & chairs, a rockery & a path leading up to a shed to the rear. Offered for sale with no onward chain.





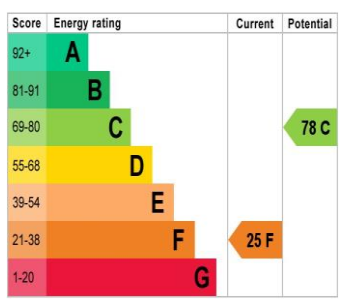









Felday
TCB
145.8m
GP
LB
The Royal Oak
Lych Gate
St Mary's


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


Holmbury St Mary
Pitland Street



SITUATION

Situated in Holmbury St. Mary village in the heart of the Surrey Hills, within a short walk 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.

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 The White Cottage on your right just before the Royal Oak pub.















Terra Cotta (Estate Agents) Ltd

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Opening Hours

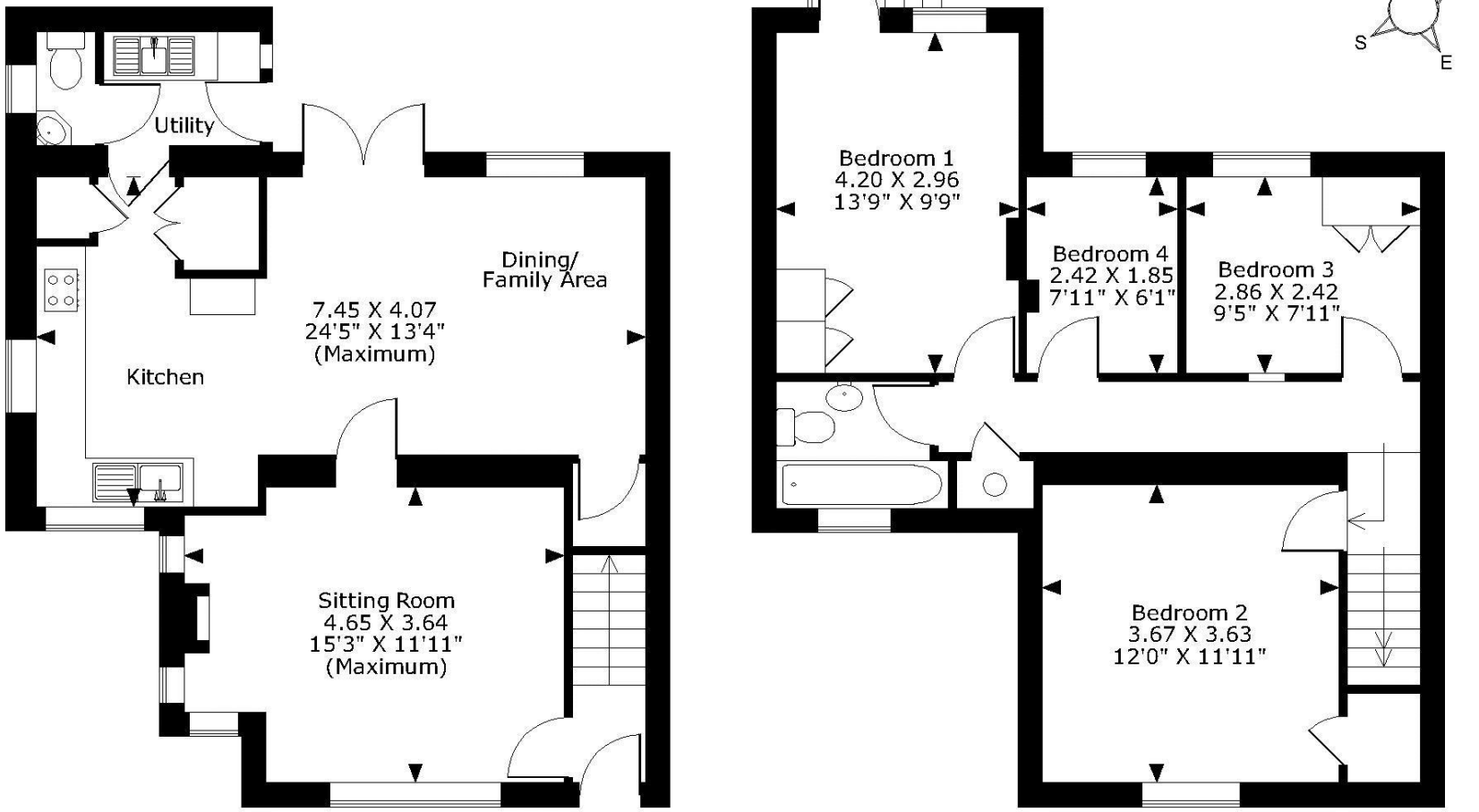
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Guildford Borough Council – Band F – £3,778.87 (2026-27) per annum

Mains electricity and drainage but oil rather than gas

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Approximate Gross Internal Area
Ground Floor = 576 SQ FT/54 SQ M
First Floor = 556 SQ FT/52 SQ M
Total = 1132 SQ FT/106 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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