



6 WAYSIDE COTTAGES

Holmbury St. Mary, Surrey



AN ARCHITECT-RENOVATED SURREY HILLS COTTAGE COMBINING CHARACTER, SUSTAINABILITY AND MODERN LIVING

Summary of accommodation

Ground Floor: Living room | Kitchen/dining room | Cloakroom | Bathroom

First Floor: Three bedrooms

Garden and Grounds: Generous garden with mature planting and terrace | Solar panels
Driveway parking | Workshop/studio

Distances: Abinger Hammer 2.2 miles, Peaslake 2.3 miles, Cranleigh 6.5 miles, Dorking 6.2 miles
Guildford 9.2 miles (London Waterloo 35 minutes), M25 (junction 9) 13 miles
Effingham Junction station 8 miles (from 45 minutes to London Waterloo)
(All distances and times are approximate)

SITUATION

6 Wayside Cottages occupies an enviable position in the popular village of Holmbury St Mary at the heart of the Surrey Hills. Designated an Area of Outstanding Natural Beauty, with breathtaking views and picturesque villages, this desirable enclave provides country living within easy reach of London. The village features two public houses, a popular cricket club, a pretty green church and the acclaimed Hurtwood House School.

Other popular villages such as Shere, Abinger Hammer and Peaslake are close by and enjoy thriving communities which benefit from public houses, restaurants, local shops, amenities catering for day-to-day needs and surgery. Of particular note is Kingfisher Farm Shop in Abinger Hammer and Peaslake Village Store. Holmbury Hill, with its Iron Age fort and over 60 miles of paths and tracks, offers opportunities for walking, riding and cycling. Superb educational, recreational and shopping facilities can be found at Guildford to the west, Dorking to the east and Cranleigh to the south.

Dorking and Guildford offer mainline railway stations to London; the A3 and the M25 can be reached at Guildford, Cobham and Leatherhead, giving access to the national motorway network and also Heathrow, Gatwick and Southampton airports. Nearby, Gomshall station provides services to Guildford, Reading and Gatwick.

Local schools include Duke of Kent, Leith Hill School, Cranmore, St Teresa's, Lanesborough, Longacre, St Catherine's, and Cranleigh School, with further renowned independent and state schools in Guildford, Dorking and Cranleigh. There are also further easily accessible primary schools in Peaslake, Abinger Common and Shere. Leisure activities in the area include golf at a number of local courses, including Wisley and Beaverbrook. Numerous sporting facilities are available within a 10-mile radius.



6 WAYSIDE COTTAGES

Set within the heart of the Surrey Hills Area of Outstanding Natural Beauty, 6 Wayside Cottages is a beautifully renovated Victorian semi-detached cottage offering a thoughtful blend of period character, contemporary design and energy-efficient living. Dating from the 1870s and originally built as an estate worker's cottage, the property has been extensively remodelled and extended by its current owner, an award-winning architect, creating a stylish and flexible home perfectly suited to modern life.

Occupying an elevated position on the slopes of Holmbury Hill, the house enjoys a distinctive layout and offers two points of access, reflecting its unique hillside setting. The accommodation has been carefully designed to maximise light, space and practicality, with bespoke storage solutions and high-quality finishes throughout.

The heart of the home is the impressive open-plan sitting and dining room, a welcoming space enhanced by additional insulation, underfloor heating to the dining area and a highly efficient Jøtul wood-burning stove. Intelligent lighting and modern rewiring allow for a variety of settings and ambience, while cleverly designed sliding doors and integrated cabinetry create versatility for both day-to-day living and entertaining.

The contemporary galley kitchen is fitted with quality appliances including a Bora induction hob, double oven and American-style refrigerator, complemented by generous storage, natural wood panelling and underfloor heating. A utility area and cloakroom sit adjacent, while a bright hallway with skylight provides practical coat and boot storage. The family bathroom is exceptionally well appointed, featuring a large bath, separate walk-in shower, heated towel rail and underfloor heating.





The upper floor comprises three double bedrooms, including a principal bedroom that enjoys far-reaching views towards the Pasturewood woodland within the Wotton Estate. Two bedrooms benefit from built-in wardrobes, while the third is currently used as a home office and is connected to the property's broadband service, with full fibre broadband due to be installed

OUTBUILDINGS

Separate from the main house is a versatile, insulated studio, currently used as an architect's workspace. Complete with broadband and heating, it offers excellent potential as a home office, creative studio, workshop, hobby room or family retreat. The studio's covered porch has storage space for logs and garden equipment.



GARDEN AND GROUNDS

Outside, the property enjoys a charming terrace, cottage-style planting and a private parking area. Steps lead down to a generous garden featuring mature trees and shrubs, a productive vegetable patch, greenhouse, three sheds and a picturesque stream running through the grounds. Solar panels installed on both the house and studio help reduce energy consumption and contribute significantly towards the property's sustainability credentials.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, electric central heating and private surface water drainage.

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Rating E

Council Tax Band: F

Tenure: Freehold

Directions (Postcode: RH5 6NH)

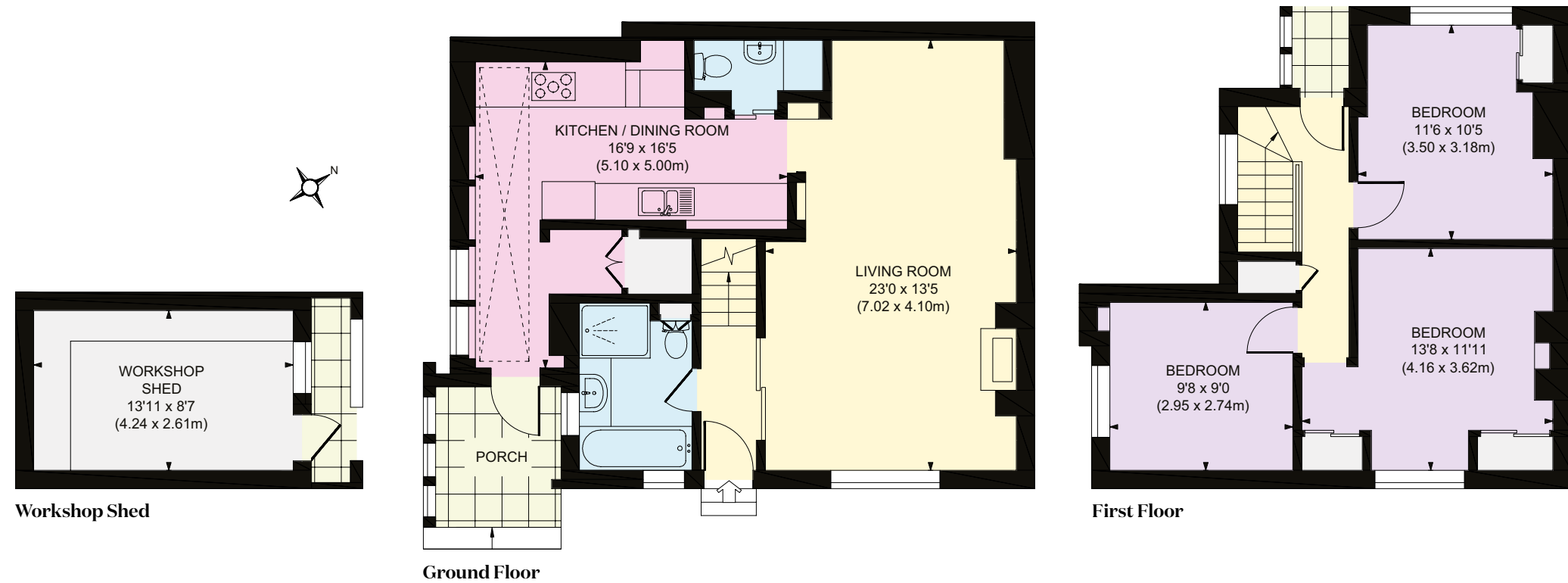
The access to the parking area behind the house is via a lane off the B2126 that is signposted Wayside House and 1 – 6 Wayside Cottages. Drive slowly past other residences to the final parking area that is the yard of 6 Wayside Cottages.

What3Words: ///quick.ritual.tribune

Viewings: Viewing is strictly by appointment through Knight Frank.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
Main House 1,061 sq. ft / 98.60 sq. m
Workshop Shed 119 sq. ft / 11.06 sq. m
Total 1,180 sq. ft / 109.66 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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