



AN ATTRACTIVE NEWLY CONVERTED BARN WITHIN HOLMBURY FARM

COTTON ROW
HOLMBURY ST. MARY, RH5



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COTTON BARN, COTTON ROW
HOLMBURY ST. MARY, DORKING

modern barn conversion, elevated position
with views, grounds of about 14 acres,
master bedroom suite, 4 further double
bedrooms

Situation

The property is located about 2.5 miles to the south of the highly sought after village of Holmbury St Mary. The house has exceptional views of the Surrey Hills, extending as far as the distant South Downs and even the south coast, on a clear day. The surrounding countryside is classified as an Area of Outstanding Natural Beauty and provides a wonderful landscape in which to enjoy riding, cycling and walking on the abundant and extensive bridleways, byways and footpaths which are easily accessed directly from the property. Holmbury St Mary is a quintessential English village with its pretty homes, historic public houses and parish church overlooking the village green.

Extensive recreational, education and shopping facilities can be found at Cranleigh to the south, Dorking to the east and Guildford to the west. Dorking and Guildford offer mainline railway stations to London, whilst nearby Gomshall Station provides services to Reading and Gatwick. The A3 can be accessed at Ockham and the M25 at Leatherhead, giving access to the national motorway network and Heathrow, Gatwick and Southampton airports. The area is well served by schools, including Belmont, The Duke of Kent, Hurtwood House, Cranleigh, St Catherine's plus the Royal Grammar and Girls High in Guildford.

Description

Cotton Barn is an attractive newly converted barn within Holmbury Farm, occupying an elevated position with lovely countryside views in the heart of the Surrey Hills with the benefit of approx. 14 acres.

The house is situated at the top of a private track, shared by three other properties within the ancient village of Holmbury St Mary, widely considered as one of Surrey's most well-known beauty spots.



A grand entrance hall leads to an outstanding open plan kitchen/breakfast room with bi-fold doors to the terrace and garden, taking full advantage of the far reaching views. There is also a large utility room with substantial storage, a double aspect principal reception room with fireplace and a study. A door leads to the games room and fully contained guest suite.

On the half landing there is small seating area ideal as a study with stairs to the first floor. The master bedroom suite, with a wonderful vaulted ceiling comprises a dressing area and bathroom. There are four additional bedrooms, with two en suite shower rooms and a separate family bathroom.

There is ample parking space to the front of the house, a double garage, front and rear gardens. There is also a certificate of lawfulness for the siting of a mobile home as well a certificate of lawfulness for a rear extension.

This wonderful property is conveniently and quietly located 6 miles from Cranleigh and just 12 Miles from Guildford. There is a main line station at Ockley (5 miles), with journey times to London of around one hour or Gomshall (Guildford to Redhill line) around 3 miles away.

Tenure

Freehold

Services

All services are on mains

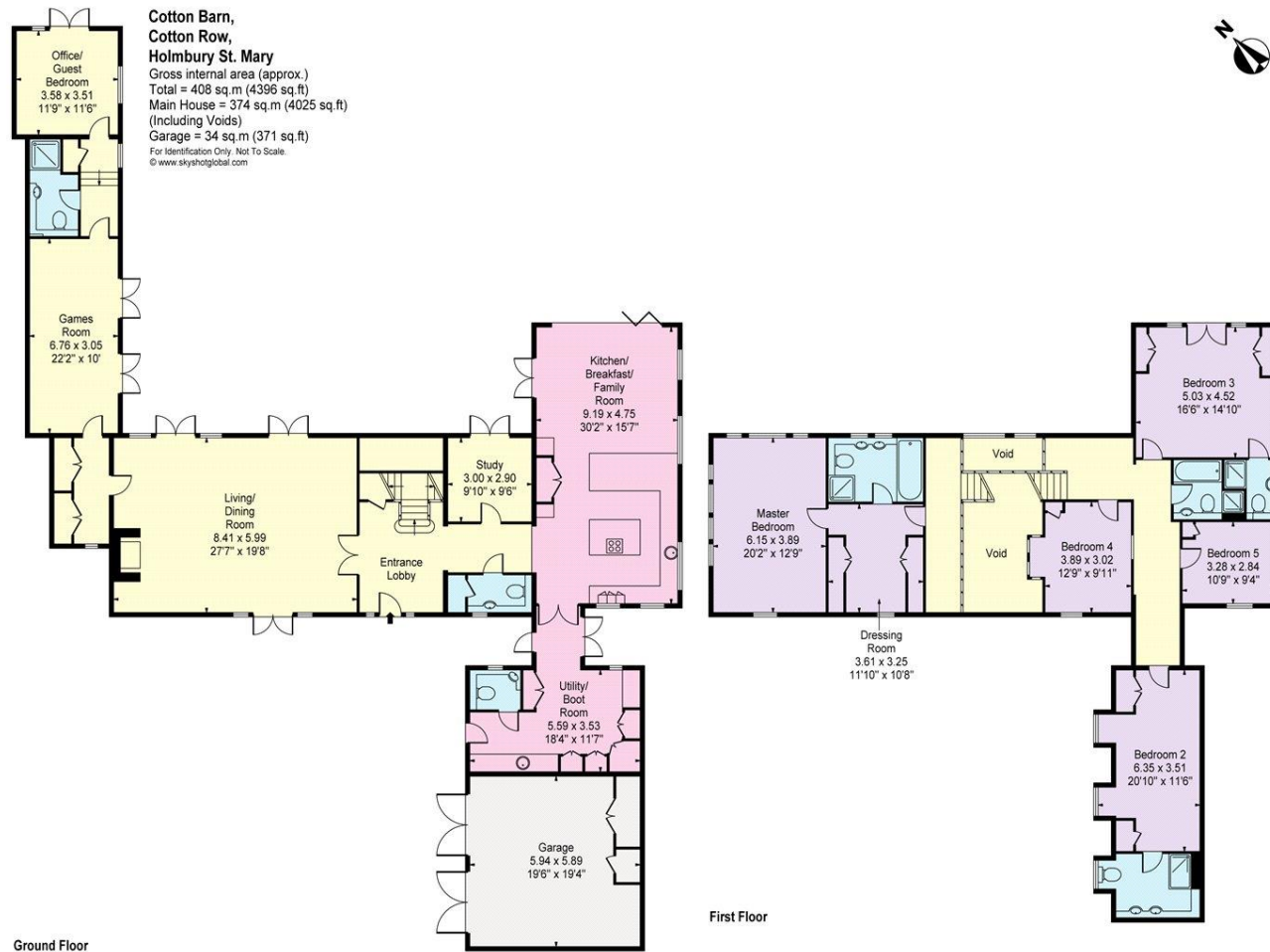
Local Authority

Guildford Borough Council, Guildford

Viewing

Strictly by appointment with Savills.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		