

THE GREAT BARN

(HOLMBURY FARM)

HOLMBURY ST. MARY • DORKING • SURREY



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THE GREAT BARN (HOLMBURY FARM),

HOLMBURY FARM (THE GREAT BARN) • HOLMBURY ST.
MARY • DORKING • SURREY • RH5 6NB

*An outstanding newly converted contemporary barn sat within
around 10 acres, offering breath-taking views on all sides.*

Mileages

Holmbury St Mary: 1.5 miles • Cranleigh: 4.7 miles

Guildford: 11 Miles • Dorking: 7.3 miles

(All mileages are approximate)

Newly converted contemporary barn

Outstanding far reaching views on all sides

Open stylish accommodation

5 double bedrooms (all en suite)

2 bedroom detached cottage

4 bay garage with flat/office above

Planning permission has been granted for tennis court

Around 10 acres of grounds

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Guildford

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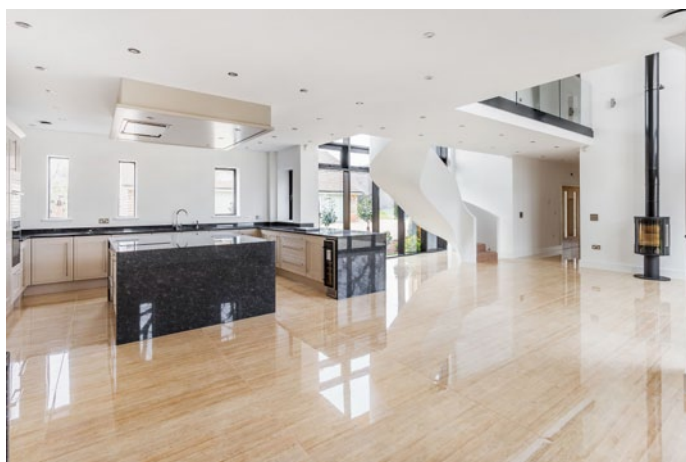
London

W1G 0JD

Contact: Lottie Geaves

+44 (0) 20 7409 8869

lgeaves@savills.com



Description

An outstanding newly converted contemporary barn sat within approximately 10 acres of land. The property also has the added benefit of a 2 bedroom detached cottage and a 4 bay garage with a flat/office space above. The Great Barn offers flexible and open accommodation in rural and tranquil location.

Location

The Great Barn is situated at the top of a private track, shared by three other properties, enjoying a rural and elevated position. Situated within the Surrey Hills Area of Outstanding Natural Beauty, the ancient village of Holmbury St Mary enjoys an enviable location and is one of Surrey's most well-known beauty spots with three public houses and miles of foot and bridle paths into the surrounding countryside. The barn is conveniently placed, being around 6 miles from Cranleigh and with easy access via the A25, to the M25, London and Heathrow and Gatwick airports. 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. Faster and more frequent services are available from Guildford or Dorking. Nearby, Cranleigh provides a good selection of shops, including a Marks and Spencer, Sainsbury's and a department store, whilst Dorking, Guildford and Horsham have excellent ranges of shopping, leisure and cultural amenities.

There are a number of excellent schools locally with Hurtwood House, Belmont and Cranleigh schools all within a few miles.

Property Information:

Tenure: Freehold

Full postcode: RH5 6NB

Services: Mains water and electricity. Oil- Fired central heating and underfloor heating. Private drainage

Local Authority: Mole Valley Council.
Tel. 01306 885001

Directions


From our office proceed along the Epsom Road (A264) for two miles to the roundabout at Merrow. Take the third exit onto Trodds Lane and up towards Newlands Corner. At the A25 Junction turn right and proceed over the top and then down towards Shere and Gomshall. Upon reaching Abinger Hammer (approx 3 miles) turn right onto B2126 and stay on road towards Holmbury St. Mary. Go through village and after a further one mile take the left turn to Ewhurst. This is Cotton Row and Holmbury Farm will be on the right hand side.

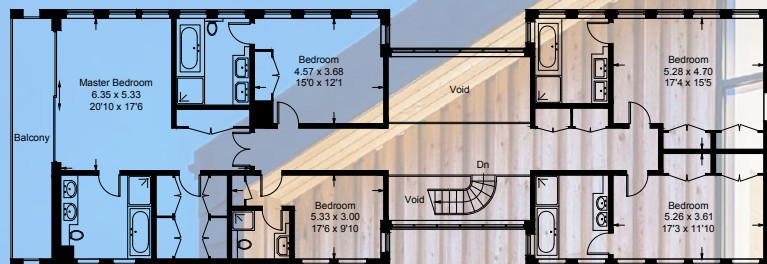




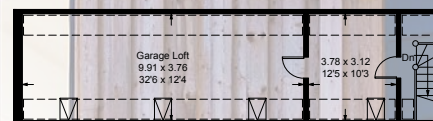
Approximate Gross Internal Area = 370.5 sq m / 3988 sq ft
 Garage = 135.9 sq m / 1463 sq ft
 Annexe = 97.2 sq m / 1046 sq ft
 Total = 603.6 sq m / 6497 sq ft
 (Excluding Void)



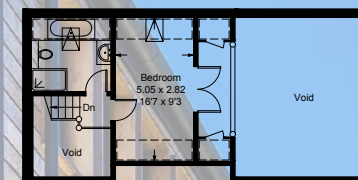
 = Reduced headroom below 1.5m / 5'0



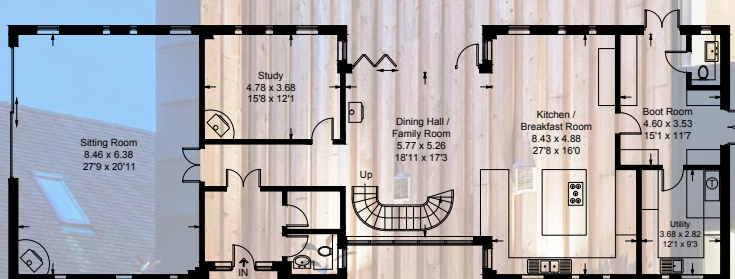
First Floor



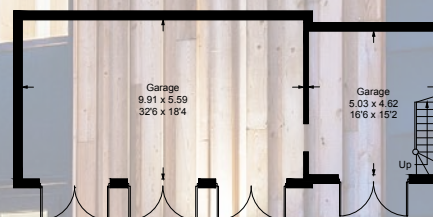
Garage - First Floor



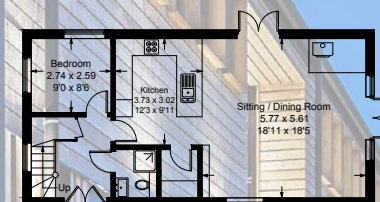
Annexe - First Floor



Ground Floor

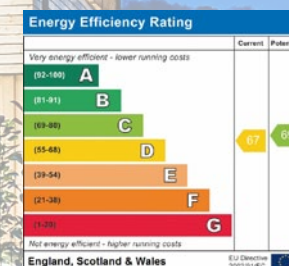


(Not Shown In Actual Location / Orientation)
 Garage - Ground Floor



(Not Shown In Actual Location / Orientation)
 Annexe - Ground Floor

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 decisions reliant upon them. (ID509411)
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