



Character 3 bedroom cottage with large gardens

2 Bulmers Cottages, Holmbury St. Mary, Dorking, Surrey, RH5 6PD

Freehold



Popular village location • Modern kitchen/breakfast room • Good sized sitting room • Dining room • 3 bedrooms and family bathroom • Downstairs cloakroom • Garden with exciting potential

Local information

Holmbury St. Mary sits between Abinger Hammer and Forest Green, lying in the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty. The surrounding wooded hills are popular with walkers, cyclists and horse riders, and the village has a green and two pubs. The nearby villages of Shere, Abinger and Forest Green offer between them a selection of shopping for daily needs, including two farm shops.

Dorking and Guildford are within easy reach and both these towns have mainline stations that provide fast and frequent services into London with journey times (from Guildford) from about 37 minutes.

There is a choice of schools within easy reach, including Belmont Preparatory, Duke of Kent, Cranleigh, St Teresa's and Hurtwood House.

Recreational opportunities in the area include polo at Hurtwood Park, cricket at Abinger Hammer, golf at a number of local clubs and a choice of sport and leisure centres at Dorking, Cranleigh and Guildford.

About this property

Nestled in the idyllic Surrey Hills village of Holmbury St. Mary is 2 Bulmers Cottages, a charming semi detached character home.

Through the porch entrance is the sitting room, filled with natural light with its bay windows, this leads to the dining room and the well appointed

kitchen/breakfast room to the rear. The modern kitchen has fitted appliances including an induction hob and built-in oven, there is ample space for dining and access to the terrace and garden.

Three bedrooms can be found on the first floor and a family bathroom.

Outside, the lawn garden is easy to maintain and a further portion of garden offers a wonderful opportunity and scope to further enhance this great space.

Tenure

Freehold

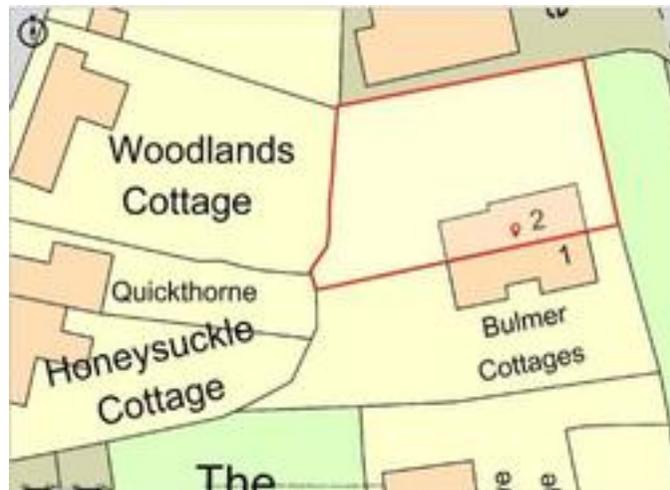
Local Authority

Guildford Borough Council

EPC rating = E

Viewing

Strictly by appointment with Savills





2 Bulmers Cottages, Holmbury St. Mary, Dorking, Surrey, RH5 6PD

Gross internal area (approx) 1194 sq ft

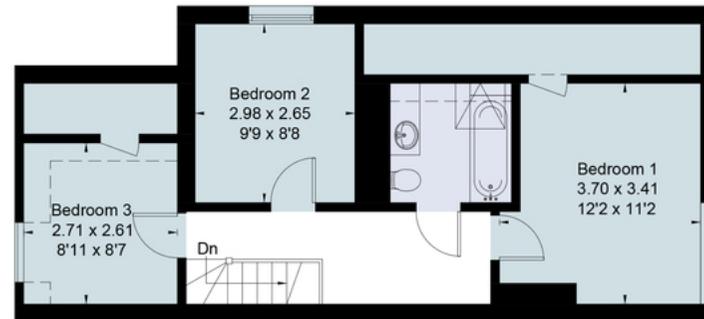
Savills Guildford
01483 796 800
 adenny@savills.com



savills

savills.co.uk

Approximate Area = 1194 sq ft / 110.9 sq m
 Including Limited Use Area (131 sq ft / 12.2 sq m)
 For identification only. Not to scale.
 © Fourwalls



First Floor

= Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 275529

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12024090 Job ID: 149872 User initials: AD

