



Cottage with spectacular views of the Surrey Hills

Greensand Cottage, Holmbury St. Mary, Dorking, Surrey, RH5 6NS

Freehold



Peaceful rural setting with exceptional views • Kitchen with adjoining dining room • Sitting room • 4 bedrooms • 2 bath/shower rooms • Garden with summer house

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

Greensand Cottage is a pretty wisteria clad, half tile hung country home positioned on a tranquil lane, boasting far reaching views of the Surrey Hills, an Area of Outstanding Natural Beauty.

The country kitchen is of a traditional style with AGA,

adjoining dining room with a log burner, and a shower room to the rear.

The sitting room with parquet flooring is a comfortable space also featuring a log burning stove.

On the second floor is the principal bedroom with an impressive vaulted ceiling and Velux windows fill the room with light and showcase the exquisite views. Three bedrooms can be found on the first floor along with the family bathroom.

In the tiered garden is a decked seating area to enjoy the idyllic position, a versatile summer house, an area of lawn and a terrace.

Parking is for one car is at the side of the property.

Tenure

Freehold

EPC rating = G

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1538 sq ft

Outbuildings 132 sq ft

Total 1670 sq ft

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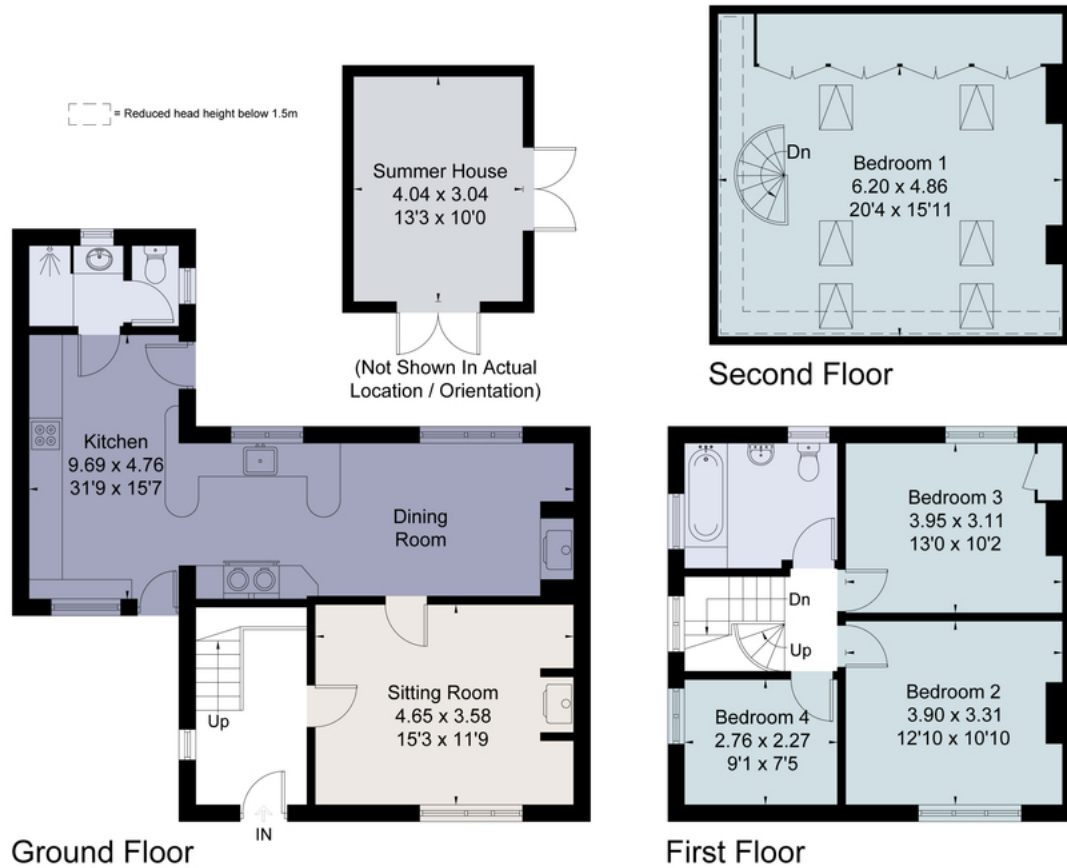
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Approximate Floor Area = 1538 sq ft / 142.9 sq m

Summer House = 132 sq ft / 12.3 sq m

Total = 1670 sq ft / 155.2 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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