



# Impressive Victorian detached lodge with rural views

**Feldemore Lodge, Holmbury St. Mary, Dorking, Surrey RH5 6PD**

Freehold





Outstanding Victorian lodge house • Picturesque location • Three double bedrooms • Beautiful character throughout • Scope for further extensions (subject to planning) • Outbuildings • Triple garage and parking

#### Local information

Feldmore Lodge is located in the heart of the charming village of Holmbury St. Mary. The village is between Abinger Hammer and Forest Green, lying in the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty. The property is set well off the Horsham road and is accessed via a gated and gravelled drive and bridleway; the house enjoys a fabulous position. 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. Both these towns have mainline stations that provide fast and frequent services into London with journey times (from Guildford) from about 37 minutes.

#### About this property

The accommodation comprises of a charming sitting room, with high ceilings and a wood burning stove. The kitchen/dining room has been appointed to a high standard, featuring an oil fired AGA and an excellent selection of kitchen cupboards and appliances. The study and cloakroom/laundry room, complete the downstairs accommodation.

To the first floor, the principal bedroom, is outstanding with a

double aspect, wonderful far reaching rural views and has an en suite shower room. There are two further double bedrooms again with fine views, together with a family bathroom. From both the first and ground floor, there are delightful views over the surrounding countryside. The property has oil fired central heating and offers excellent potential to enlarge, if so desired, subject to planning consents.

The private level grounds and gardens, extend to around 1.75 acres, the property enjoys sun all day with the sunrise to the front and the sunset in the rear gardens. The meadowland, which is bounded on one side by woodland, is a lovely feature, and a great asset providing a most appealing rural lifestyle. There is a formal garden immediately adjacent to Feldmore Lodge, together with a spacious raised patio, which provides wonderful views over the grounds. There is a modern garage block consisting of a large double garage and an additional single garage which was previously two stables, both with electric doors, plus adjacent parking. To the front of the property is a secondary area of garden that includes a private spring fed lake, an ideal setting for a tranquil evening drink. There is in addition a selection of outbuildings, just to the rear of the property, ideal for conversion to offices or guest accommodation.

N.B There is an additional 3.5 acres of land available by separate negotiation.







**Feldemore Lodge, Holmbury St. Mary, Dorking, Surrey RH5 6PD**  
**Gross internal area (approx)** 1,370 sqft  
**Outbuildings** 956 sqft  
**Total** 2,326 sqft



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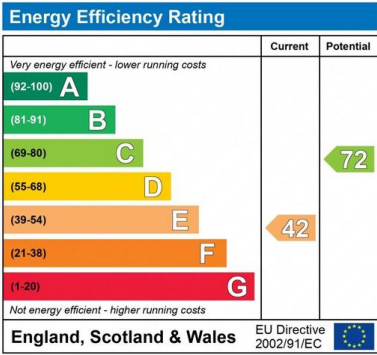
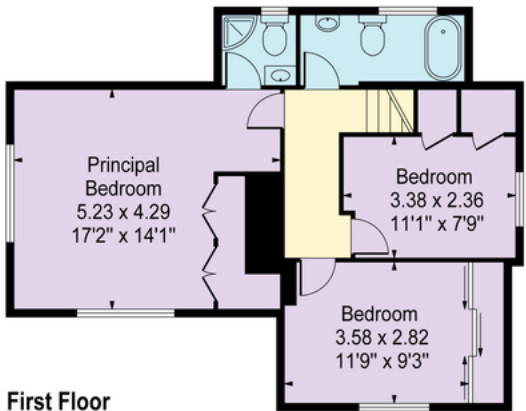
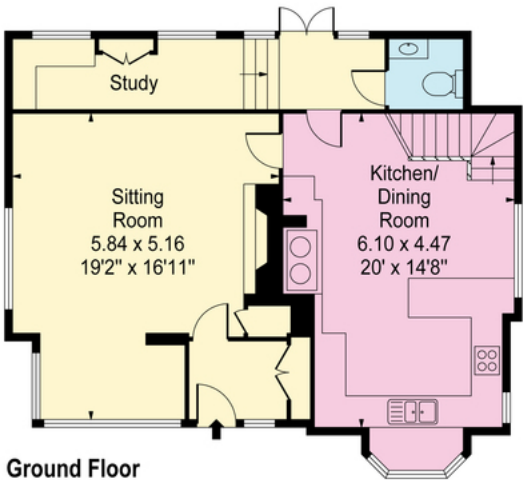
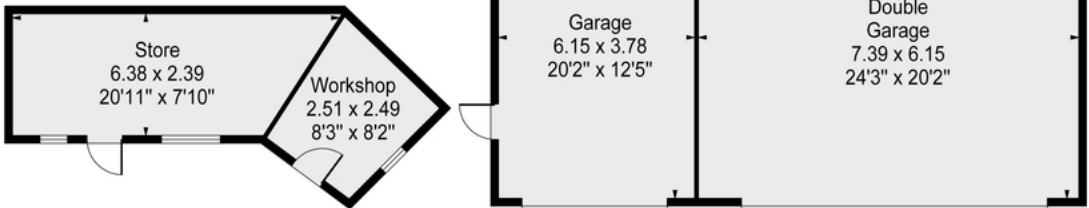
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**Feldemore Lodge,  
Holmbury St. Mary,  
Dorking**

Gross internal area (approx.)  
Total = 216 sq.m (2326 sq.ft)  
Main House = 127 sq.m (1370 sq.ft)  
Outbuildings = 89 sq.m (956 sq.ft)

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