

Hurtwood Place, Holmbury St. Mary, Surrey





A stunning family house on the edge of the Hurtwood.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Sitting room
Study | Wine store | Utility room | Kitchen/breakfast/pantry
Cloakroom

Principal bedroom suite with ensuite bathroom

Five further bedrooms | Two further bath/shower rooms

Garden and Grounds

Garage | Garden and grounds | Parking

In all about 0.55 acres



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Situation

Hurtwood Place occupies an enviable position on the edge of the popular village of Holmbury St Mary at the heart of the Surrey Hills, designated an Area of Outstanding Natural Beauty, with breathtaking views and picturesque villages, this desirable enclave provides country living within easy reach of London.

The village features two public houses, a popular cricket club, a pretty green, church and the acclaimed Hurtwood House School. Other popular villages such as Shere, Abinger Hammer and Peaslake are close by and enjoy thriving communities which benefit from public houses, restaurants, local shops, amenities catering for day to day needs and a surgery. Of particular note is Kingfisher Farm Shop in Abinger Hammer and Peaslake Village Store. Holmbury Hill, with its Iron Age fort and over 60 miles of paths and tracks, offers opportunities for walking, riding and cycling.

Superb educational, recreational and shopping facilities can be found at Guildford to the west, Dorking to the east and Cranleigh to the south. Dorking and Guildford offer mainline railway stations to London, the A3 and the M25 can be reached at Guildford, Cobham and Leatherhead giving access to the national motorway network and also Heathrow, Gatwick and Southampton airports. Nearby Gomshall station provides services to Guildford, Reading and Gatwick.

Local schools include Duke of Kent, Belmont, Cranmore, St Teresa's, Lanesborough, Longacre, St Catherine's, Cranleigh School with further renowned independent and state schools in Guildford, Dorking and Cranleigh. There are also further easily accessible primary schools in Peaslake, Abinger Common and Shere. Leisure activities in the area include golf at a number of local courses including Wisley and Beaverbrook.

Numerous sporting facilities are available within a 10 mile radius.



Distances

Abinger Hammer 1 mile, Peaslake 2 miles, Cranleigh 6 miles, Dorking 7 miles, Guildford 8 miles (London Waterloo 35 minutes), M25 (Junction 9) 10 miles, Effingham (Junction 8) miles (London Waterloo 45 minutes).

Airports: London Heathrow 28.1 miles, London Gatwick 16.8 miles.

(Distances and times approximate)

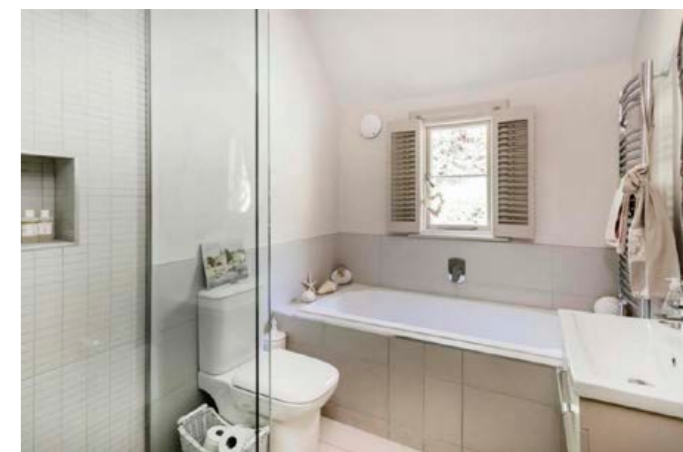
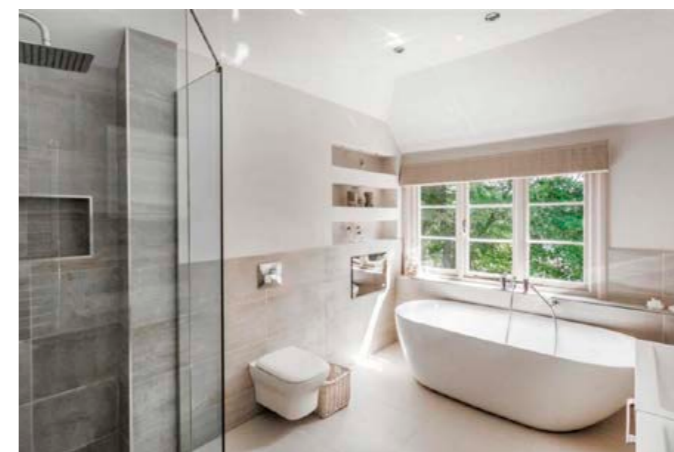
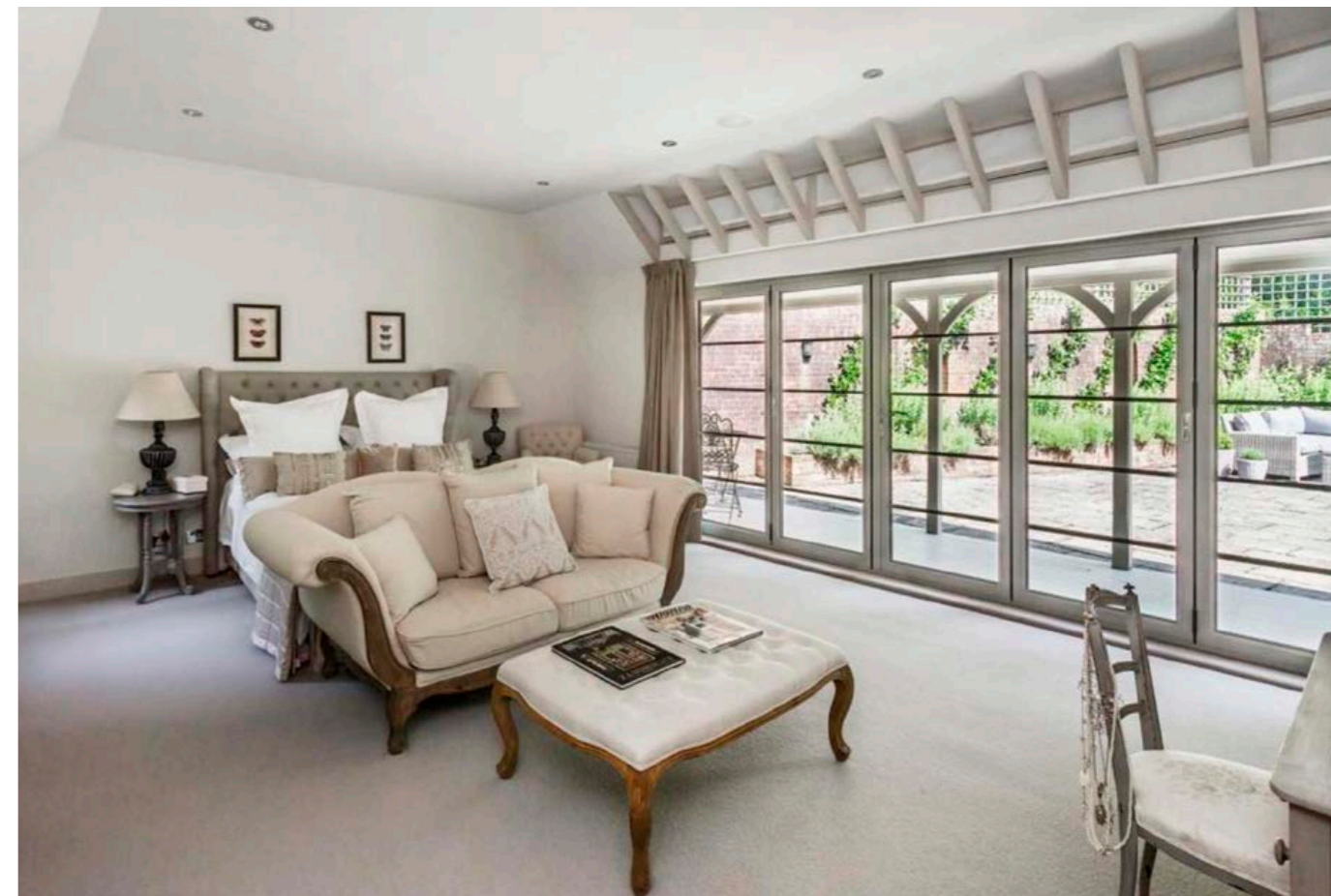
Hurtwood Place

Hurtwood Place is a superb example of a principally Edwardian classic Surrey Hills country house. The property occupies a delightful situation with direct access to The Hurtwood from the garden.

The accommodation centres around the fabulous light and airy kitchen/breakfast room/pantry which enjoys enviable views over the garden and from which a pair of glazed double doors lead via steps down to the splendid drawing room. In addition, the ground floor of the house benefits from a generous sitting room, superb dining room as well as a study, boot room, utility room, wine store and boiler room.

On the first floor there are six bedrooms and three bath/shower rooms, one being ensuite. From one bedroom, a pair of tri-fold windows give access to a loggia and terrace.





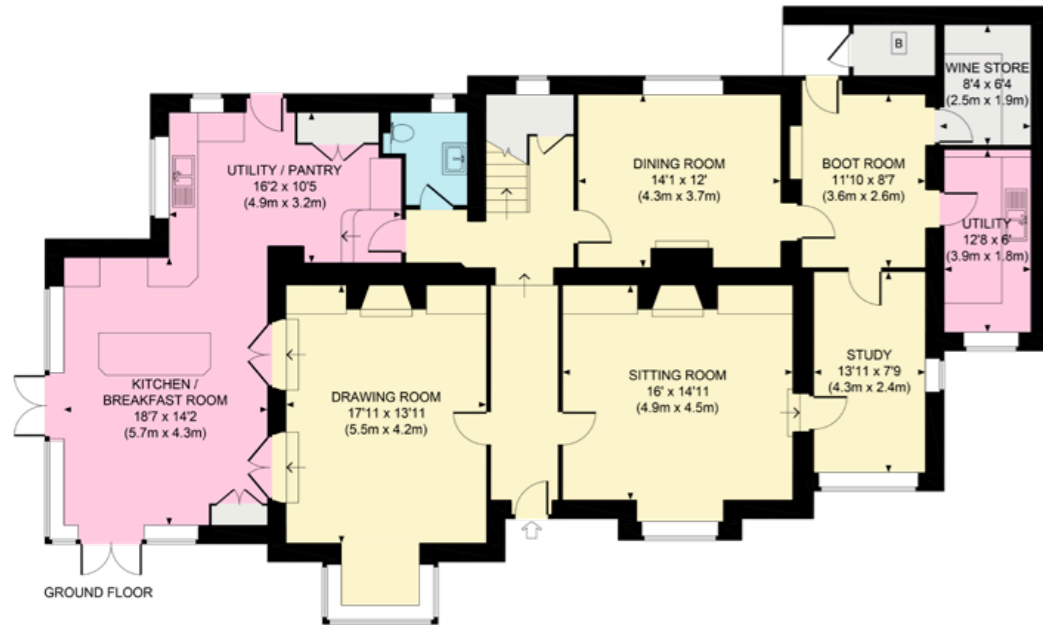
Approximate Gross Internal Floor Area

Main House: 3,699 sq ft / 343.7 sq m

Outbuildings: 350 sq ft / 32.5 sq m

Total: 4,049 sq ft / 376.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, oil-fired heating and private drainage.

Local Authority & Council Tax Band: Guildford Borough Council. 01483 505050. Band H

Energy Performance Certificate Rating: Band E

Directions (Postcode: RH5 6NR)

TO GUILDFORD HIGH STREET

Head southwest on Horsham Road, then onto A25/Dorking Road.

Follow A25 to A246.

Continue on A246 and merge onto A25/Farnham Road.

Take A3100 to A322 in Guildford.

Follow A322 to High Street in Guildford.

GU1 3DE will be on your right on High Street.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Outbuildings

There is a brick built double garage adjacent to the parking and turning area.

Garden and Grounds

The pretty gardens comprise a series terraced lawn, interspersed with specimen trees and shrubs as well as mature borders. A pedestrian gate leads through a mature hedged to The Hurtwood.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Internal photographs date from the previous owner's tenure and it should be noted that the house is now empty. External photographs dated April 2024.

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