



Clereholt Lodge, Holmbury St Mary, Surrey

A delightful semi-detached cottage in the midst of a massively desirable village in the heart of the Surrey hills.

Summary of accommodation

Ground Floor - Porch | Shower room | Living room | Study | Dining room | Kitchen

First Floor - Two bedrooms | Family bathroom

Garden and grounds - Gardens | Garage

Distances

Dorking 6.2 miles, Guildford 10 miles, Shere 4.2 miles, Abinger 2.5 miles, Dorking station 7.1 miles (London Waterloo 50 mins), Effingham Junction station 8.1 miles (London Waterloo 40 mins)

Roads: A3 Clandon 10 miles, M25 (J10) 18 miles

Airports: London Heathrow 29.4 miles, London Gatwick 18.8 miles

(Distances and times approximate)



Situation

This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in England. Clereholt Lodge occupies an elevated position in a superb position in Holmbury St Mary.

Amenities in the area include racing at Goodwood and Epsom, polo at Cowdray Park, golf at Woking, St George's Hill, New Zealand Golf Club, Wisley and Worplesdon Golf Clubs. Schools include St Catherine's at Bramley, Duke of Kent at Ewhurst, Belmont at Holmbury St Mary, Cranleigh School, Cranmore at West Horsley, Charterhouse in Godalming, Royal Grammar School, Guildford High School and George Abbot in Guildford.



Clerholt Lodge

This delightful two bed semi-detached cottage comprises generous ground floor accommodation with a porch with cloak room and shower room to one side opening into a delightful living room, beyond which is a dining room and study to one side of which is the kitchen.

On the first floor are two bedrooms with superb views and a generous family bathroom.



Outbuildings

Adjacent to the lane is a garage.

Garden

To the front of the house is a pretty cottage garden which extend around one side and to the rear of the house, beyond this approached via a gate in a mature hedge is a further garden area in woodland with astounding views over the village to the hills beyond, comprising a sweeping lawn with specimen and fruit trees. To the rear of this garden is access to the local footpath network.

Property Information

Tenure: Freehold

Services: We are advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating. 6 PV panels.

Local Authority: Guildford Borough Council – 01483 505050

Council Tax Band: E

Energy Performance Certificate Rating: D

Directions (Postcode: RH5 6PG)

From Guildford follow the A25 towards Dorking and at Abinger Hammer turn right onto the B2126 signposted to Holmbury St Mary. Follow this road for approximately 2 miles into the village of Holmbury St Mary. Proceed to the village green, take the right hand turning (straight on) to the right of the green, into Felday Glade, passing the pub on the left and the house will be found after about 100 yards on the right hand side.

Viewings

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



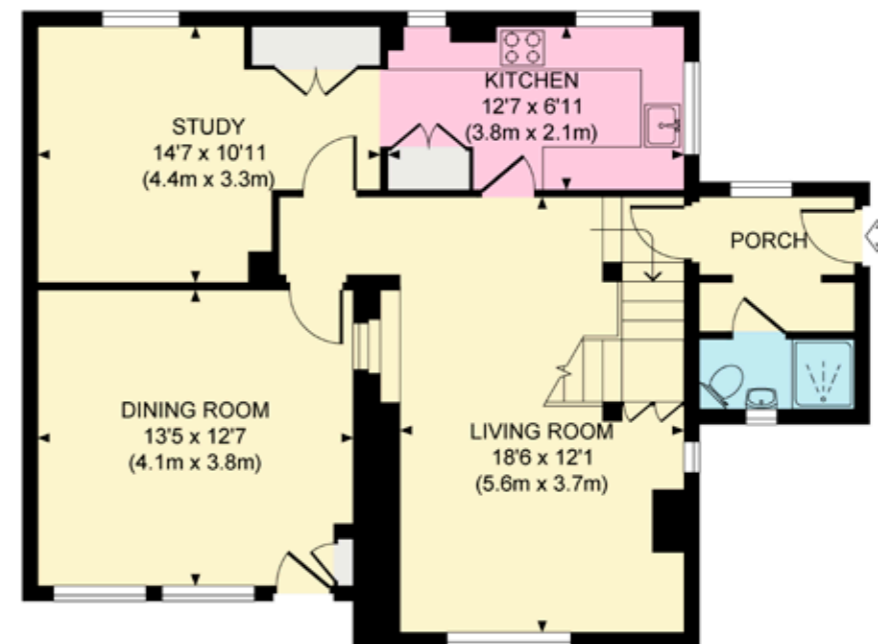
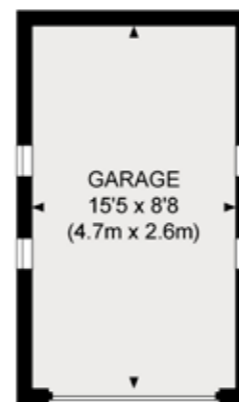
Approximate Gross Internal Floor Area

Main House: 1,137 sq ft / 105.6 sq m

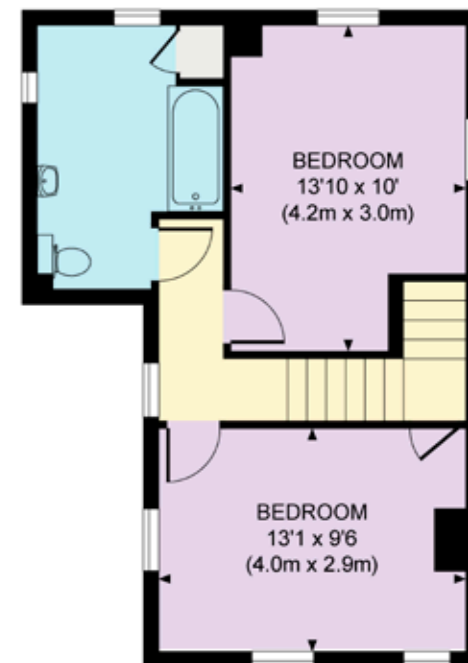
Outbuildings 132 sq ft / 12.2 sq m

Total: 1,269 sq ft / 117.9 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.



GROUND FLOOR



FIRST FLOOR

Knight Frank Guildford

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I would be delighted to tell you more

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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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