



TANHURST

Holmbury St. Mary, Dorking, Surrey





AN ELEGANT QUEEN ANNE HOME, SITUATED IN ONE OF THE FINEST LOCATIONS IN SURREY, WITH TRULY BREATHTAKING VIEWS

Summary of accommodation

Ground Floor: Reception hall | Music room | Drawing room | Sitting room | Dining room | Kitchen/family room | Utility room | Cloakroom

First Floor: Principal bedroom suite with dressing room and en suite bathroom | Two further bedrooms, one with en suite | Family bathroom

Second Floor: Four bedrooms, one with en suite | Bathroom | Kitchen

Cellar with storage

Outbuildings: Two store rooms | Garage | Covered pool seating area

Swimming pool | Tennis court

In all about 12.3 acres of private garden

Distances

Local towns: Leith Hill 0.2 miles, Holmbury St. Mary 2.8 miles, Abinger Hammer 4.9 miles, Cranleigh 6.4 miles, Dorking 6.7 miles

Train stations: Gomshall station 5.6 miles (London Waterloo from 51 minutes), Holmwood station 5.8 miles (London Victoria from 70 minutes)
Dorking station 6.8 miles (London Waterloo from 53 minutes, London Victoria 56 minutes), Horsham station 10.7 miles (London Victoria from 55 minutes, London Blackfriars from 61 minutes), Guildford mainline station 12.8 miles (from 32 minutes to London Waterloo)

Roads: A3 West Clandon 12 miles, M25 (Leatherhead junction 9) 13.3 miles

Airports: London Gatwick 15.2 miles, London Heathrow 24.4 miles (All distances and times are approximate)



SITUATION

Tanhurst is found close to the top of Leith Hill in one of the finest rural locations in Surrey. It enjoys breathtaking views over South Surrey and Sussex, framed by the distant South Downs and Blackdown. Tanhurst occupies a privileged position to the south west of the highly desirable village of Holmbury St Mary, set within the very heart of the Surrey Hills, an Area of Outstanding Natural Beauty. The property is surrounded by rolling countryside, expansive vistas, and quintessential villages, creating a truly idyllic setting that combines the finest aspects of rural living with convenient access to London. Holmbury St Mary itself offers a vibrant and welcoming community, complemented by two popular public houses, a picturesque village green, an attractive parish church, and a respected cricket club.

The village and its surrounding area are renowned for their exceptional outdoor pursuits and scenic landscapes. Leith Hill, the highest point in southeast England, lies just over a mile's walk from the property and offers remarkable panoramic views. Holmbury Hill, with its historic Iron Age fort, together with an extensive network of over sixty miles of scenic paths and tracks, provides excellent opportunities for walking, cycling, and horse





riding, while the Holmbury Hill Circular Walk offers additional spectacular vistas. Hurtwood Forest further enhances the area's outdoor appeal, and Box Hill, a renowned National Trust site, is also within easy reach.

The surrounding villages of Shere, Abinger Hammer, and Peaslake are readily accessible, each offering a vibrant community atmosphere and a well-appointed range of local amenities, including popular public houses, restaurants, and independent shops. Holmbury St Mary is home to The Royal Oak pub, with the nearby Kingfisher Farm Shop in Abinger Hammer providing fresh, locally sourced produce. The picturesque village of Shere is a short drive away, while the towns of Cranleigh, Dorking, and Guildford provide a comprehensive selection of recreational, educational, and retail facilities, ensuring that all day-to-day requirements are met with ease.

There is an excellent range of schools including Hurtwood House in Holmbury St Mary, Duke of Kent in Peaslake, Cranmore in Horsley, St Teresa's in Effingham, Longacre in Shamley Green, St Catherine's in Bramley, and Cranleigh School in Cranleigh. In addition, Guildford and Dorking have a variety of highly regarded schools.





THE PROPERTY

Tanhurst occupies an elevated position with outstanding south-facing, far-reaching views. The substantial Queen Anne wing is beautifully presented and characteristic of its period, featuring high ceilings, sash windows throughout, original fireplaces in several rooms and an attractive original staircase.

The property is predominantly arranged over three floors and offers more than 7,400 sq ft of accommodation. On the ground floor there is a vaulted reception hall and a modern, well-equipped kitchen with a large island and AGA. To the south side of the house, the sitting room opens onto the rear patio, while the drawing room with its bay window also benefits from the views. This floor also includes a music room, formal dining room, utility room and cloakroom.

On the first floor the principal suite is spacious, with a dressing room leading to the bedroom and en suite bathroom, all benefitting from the outlook. Two further bedrooms, one with en suite, and a family bathroom are also located on this floor.





On the second floor there are four generous bedrooms, one with an en suite bathroom, along with a family bathroom. A secondary staircase and small kitchen make this level ideal for guests or an au pair.

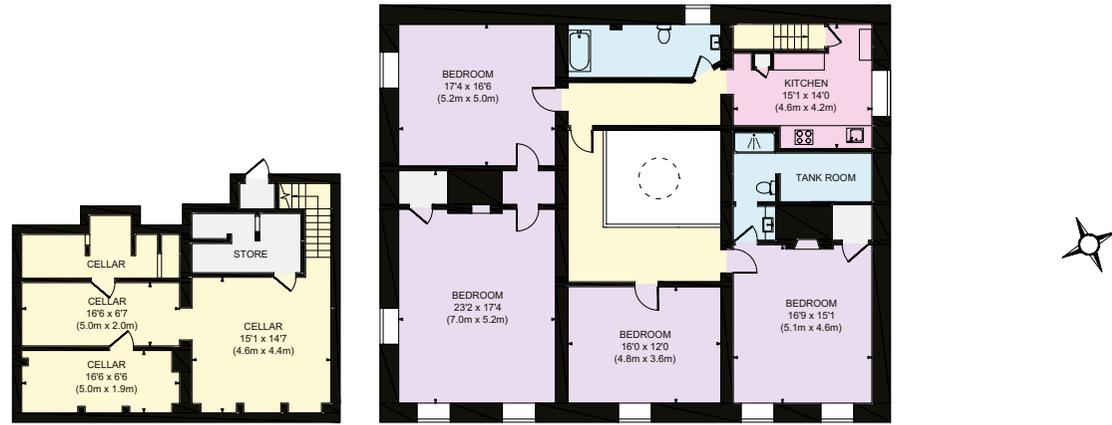






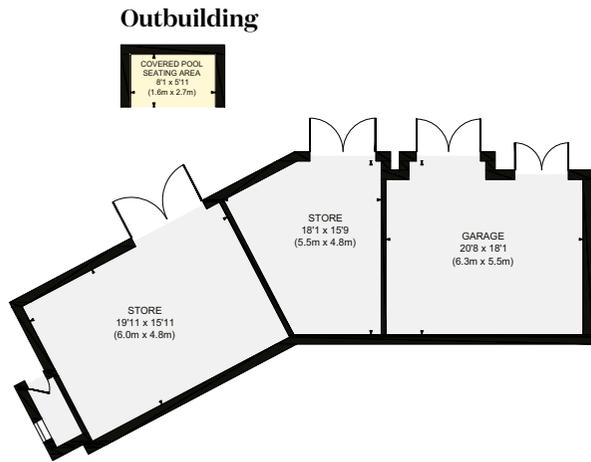


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

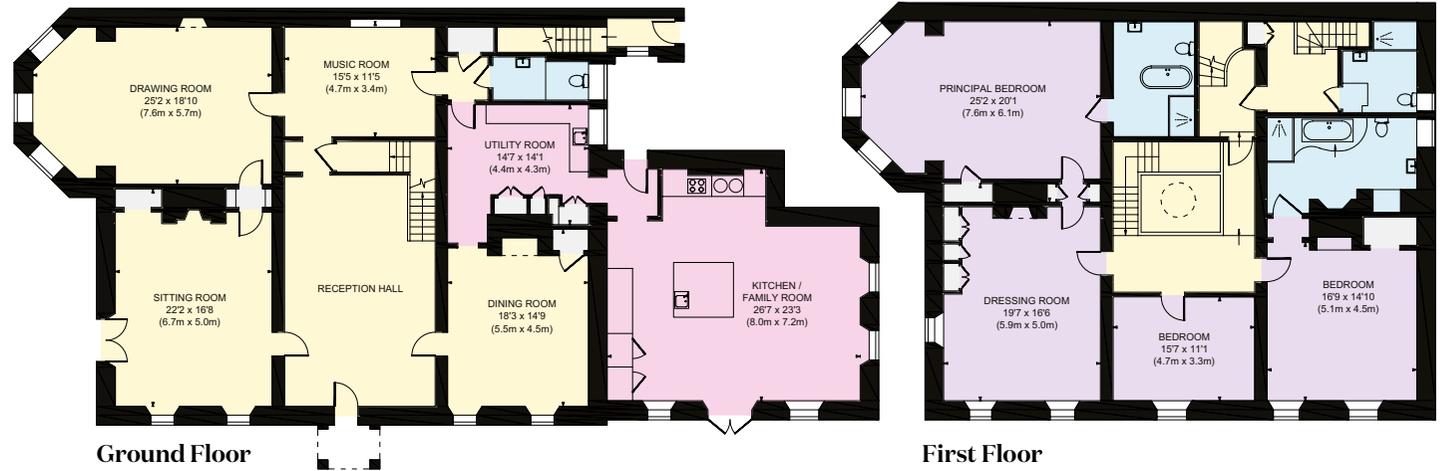


Cellar

Second Floor



Outbuilding/Garage



Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 7444 sq. ft / 691.54 sq. m
 Outbuildings 660 sq. ft / 61.30 sq. m
 Garage 350 sq. ft / 32.53 sq. m
 Total 8454 sq. ft / 785.37 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





GARDEN AND GROUNDS

Tanhurst is approached via a long, sweeping driveway bordered by attractive estate fencing. Set within approximately 12.3 acres, the grounds include a well-maintained tennis court and a swimming pool enclosed by a beautiful red-brick period wall.

To the rear of the house, a large stone sun terrace takes full advantage of the far-reaching views. Beyond the terrace is a well-manicured lawn bordered by estate fencing, separating the formal gardens from the paddock.

The grounds feature a wonderful variety of mature trees and planting, which together create the peaceful and picturesque setting that defines Tanhurst.





PROPERTY INFORMATION

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

The swimming pool is heated via air-source heat pump.

Local Authority: Mole Valley Borough Council: 01306 885001

Council Tax: Band H

Energy Performance Certificate: E

Tenure: Freehold

Directions

Postcode: RH5 6LU

What3words: ///vine.bids.glow

Viewings: Viewing is strictly by appointment through Knight Frank.







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