

Edgmont, Holmbury St Mary, Surrey





An architectural masterpiece refurbished and modernised to provide carbon neutral living in a picturesque setting within The Surrey Hills.

Summary of accommodation

Main House

Entrance hall | Office | Family/Play room | Dining room
Drawing room | Kitchen/breakfast room | Laundry room
Utility room

Principal bedroom with ensuite bathroom

Further bedroom with ensuite bathroom

Two further bedrooms

Family bathroom

Garden and Grounds

Garage | Gym | Cellar | Pool house | Workshop | Bin store

Garden shed/log store | Two EV charge points

Garden and grounds | Swimming pool

In all about 3 acres



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Situation

Edgmont occupies an elevated position in Holmbury St Mary at the heart of the Surrey Hills Area of Outstanding Natural Beauty. With its rolling countryside and picturesque villages, this desirable enclave provides country living within easy reach of London.

The village has a public house, a cricket club, a green, church and the Hurtwood and Holmbury Hill with footpaths and bridleways for walking, riding and cycling. Other popular villages such as Shere, Abinger Hammer and Peaslake are close by and also enjoy thriving communities which benefit from public houses, restaurants, local shops, amenities catering for day to day needs and a surgery.

Superb educational, recreational, and shopping facilities can be found at Guildford to the west, Dorking to the east and Cranleigh to the south. Local schools include Hurtwood House, Duke of Kent, Belmont, Cranmore, St Teresa's, Lanesborough, Longacre, St Catherine's, Cranleigh School. There are also primary schools in Peaslake, Abinger Common and Shere.

Distances

Abinger Hammer 1 mile, Peaslake 2 miles, Cranleigh 6 miles, Dorking 7 miles, Guildford 8.5 miles

Trains: Gomshall Station 2.4 miles (London Waterloo 54 minutes) Guildford 8 miles (London Waterloo 35 minutes), Effingham Junction 8 miles (London Waterloo 45 minutes)

Roads: M25 (Wisley Junction 10) 10 miles

Airports: London Heathrow 24.3 miles, London Gatwick 17.5 miles

(Distances and times approximate)



Edgmont

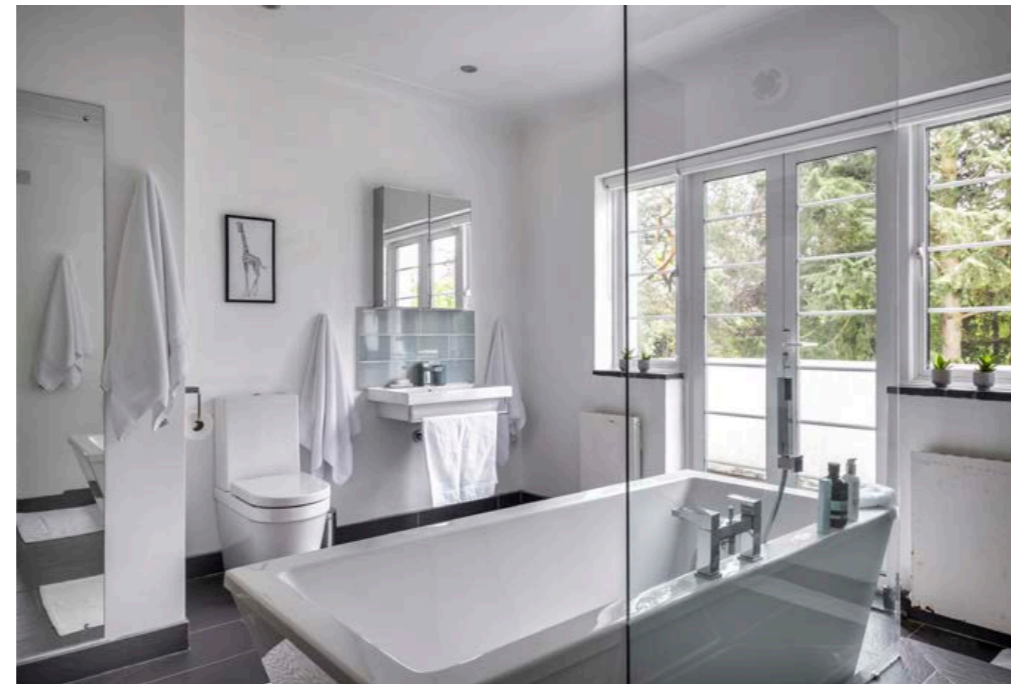
An architecturally important Art Deco residence from 1933 which is nestled in a captivating quiet private country road situation within the picturesque Surrey Hills. Boasting a discerning finish throughout, the property enjoys a generous entrance hall, beyond which is a spacious and well-lit drawing room with a fireplace and French doors to the gardens.

Further ground floor spaces include an office, family/play room and a dining room seamlessly connected to a dramatic and well equipped modern open-plan kitchen/

breakfast room. Stairs lead to the first floor, a generous principal bedroom suite complete with a ensuite shower and bathroom and a balcony. Three additional well-proportioned bedrooms and two more bathrooms, one being ensuite, can be found on this level.

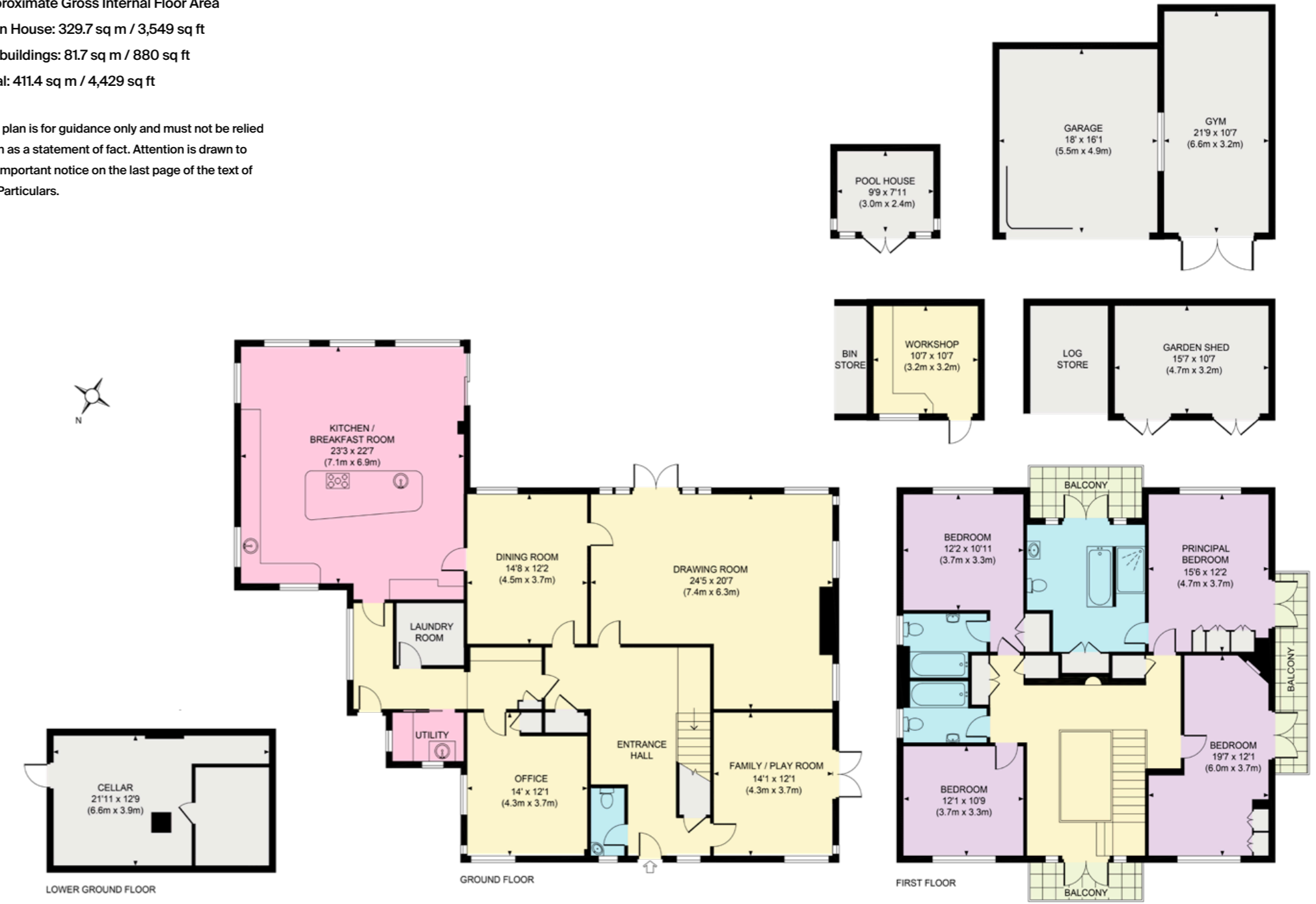
This stunning 1930s Art Deco residence has been retro-fitted to deliver carbon neutral living and presents a perfect blend of timeless elegance, modern comfort and idyllic country living.





Approximate Gross Internal Floor Area
 Main House: 329.7 sq m / 3,549 sq ft
 Outbuildings: 81.7 sq m / 880 sq ft
 Total: 411.4 sq m / 4,429 sq ft

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.





Garden and Grounds

The extensive garden provides sweeping lawns, mature trees and specimen shrubs, a series of landscaped paths and steps as well as a swimming pool and pool house. Additional amenities include a garage, gym, cellar, workshop and garden shed.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage, air source heat pump, solar panels. Superfast broadband. The property also has two EV charge points.

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

Energy Performance Certificate Rating: Band C

Directions (Postcode: RH5 6NN)

From Guildford, follow the A25 towards Dorking and at Abinger Hammer turn right onto the B2126(Felday Road) signposted to Holmbury St Mary. Follow this road for approximately 1 mile, passing through an S bend with The Volunteer public house set further down to your left. Continue along here for approximately half a mile and then turn right into Radnor Lane. After approximately 50 meters turn right into Woodhouse Lane. Proceed up Woodhouse Lane for 200 yards and Edgmtont will be found on the left-hand side.

Viewings

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

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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