

# Pipers Lea, Holmbury St Mary, Surrey

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# What a view.

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## Summary of accommodation

Entrance hall | Kitchen/breakfast/family room | Sitting room | Dining room | Study | WC | Cinema room | Utility | WC

Top floor principal bedroom with shower room, bath as well as stunning views | Principal guest bedroom with dressing room bathroom and balcony  
Guest bedroom with en suite bathroom and balcony | Two further bedrooms | Family bathroom

## Annexe

Living room/kitchen | Shower room | Bedroom

Swimming pool | Plant room | Double garage | Store rooms

In all about 7.55 acres

## 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)

(All distances and times are approximate)



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## Situation

Pipers Lea 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 breath taking 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.



## The property

Pipers Lea is a magnificent five bedroom family home, constructed in 2005, boasting a prime location in an elevated position, affording breath taking panoramic views. This exceptional property spans over 5,500 square feet and is meticulously maintained, presenting itself in immaculate condition.

Upon entering Pipers Lea, you are greeted by a grand entrance that sets the tone for the luxurious living experience within. The spacious interior offers a seamless flow between rooms, creating an inviting atmosphere for both family living and entertaining guests.

Each room is thoughtfully designed and exudes a sense of sophistication and comfort. Large windows throughout the property flood the space with natural light, enhancing the overall ambiance.

Ascending to the top floor, you'll discover the principal bedroom, which currently occupies this level. This room has been strategically placed to maximize the awe-inspiring vistas, with a large floor-to-ceiling window offering unparalleled views of the surrounding landscape. This private retreat provides a peaceful sanctuary where you can unwind and revel in the beauty of your surroundings.

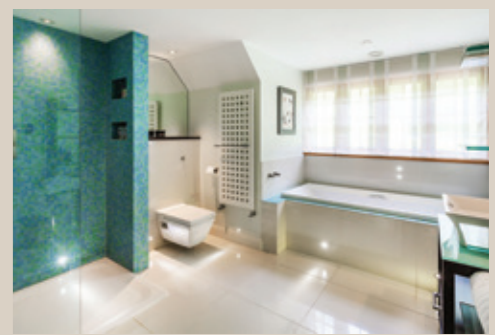


One notable feature of Pipers Lea is the additional one bedroom annexe, offering versatility and the opportunity for multi-generational living or potential rental income. This self-contained living space is beautifully designed and complements the main house perfectly.



Approximate Gross Internal Floor Area  
 537.0 sq m / 5780 sq ft  
 Garage / Store = 73.5 sq m / 791 sq ft  
 Annexe = 41.8 sq m / 450 sq ft (Excluding Void)  
 Total = 652.3 sq m / 7021 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.





## Gardens and grounds

Nestled within its enchanting surroundings, Pipers Lea boasts 17 acres of serene gardens and grounds, creating a peaceful and idyllic retreat. The meticulously landscaped gardens showcase nature's beauty, providing a seamless extension of the main house and enhancing the overall sense of tranquillity.

The sprawling grounds gently slope away from the main house, offering a sense of openness and providing captivating views from various vantage points. This natural topography adds to the charm and character of the property, creating a harmonious connection between the residence and its environment. An extraordinary highlight of this exceptional property is the infinity swimming pool, situated to take full advantage of the stunning views. Whether you are enjoying a leisurely swim or simply lounging poolside, the picturesque surroundings create an oasis of tranquillity.

In summary, Pipers Lea is a remarkable family home that offers an enviable combination of luxurious living, captivating views, and an abundance of space. With its impeccable presentation and meticulous attention to detail, this property is a true gem that promises an exceptional lifestyle for its fortunate owners.





## Services

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

## Directions (RH5 6NR)

What3words: head.glee.trip

## Viewings

All viewings are strictly by appointment with the agent.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: C



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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