

OVER 60?

Secure this property
for up to **59% less!**



Guide Price

£895,000

Freehold

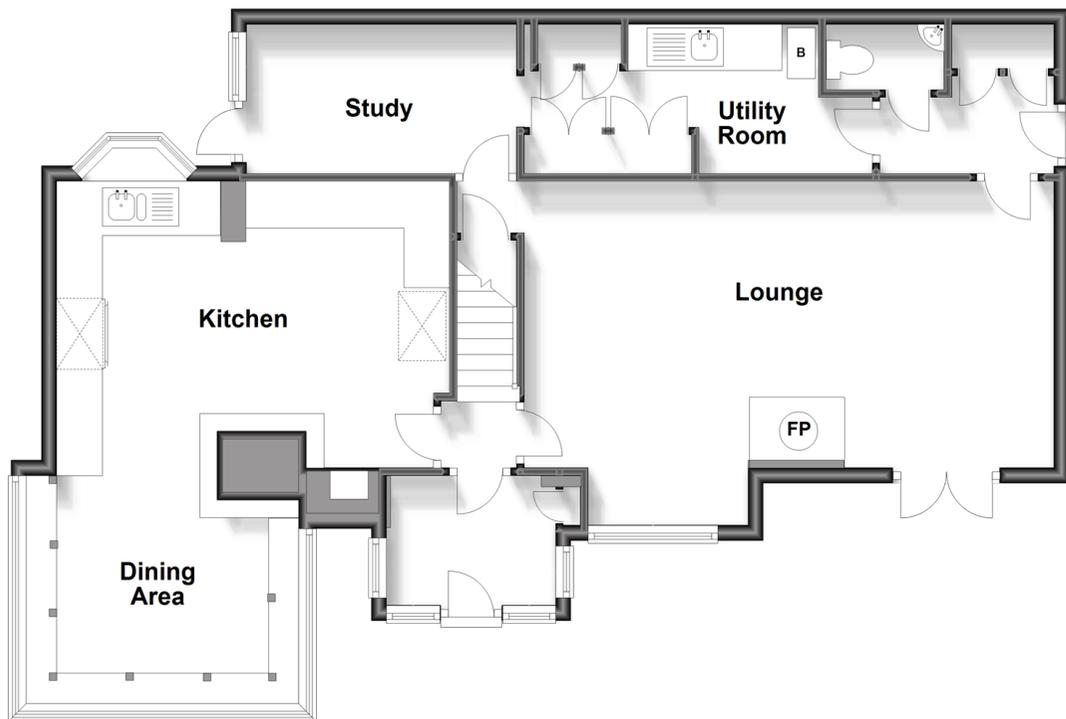
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Holmbury St Mary, Dorking, Surrey, RH5

cubitt & west
Helping you move forwards

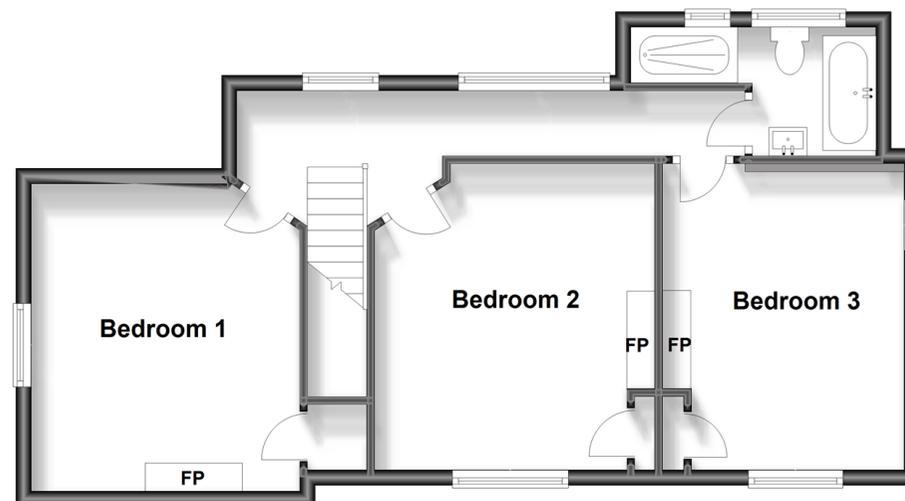
Ground Floor

Approx. 87.4 sq. metres (941.3 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 22'8 x 14'6 (6.91m x 4.42m)

Kitchen : 16'6 x 10'9 (5.03m x 3.28m)

Dining Area: 11'6 x 11'0 (3.51m x 3.36m)

Study: 11'8 x 6'5 (3.56m x 1.96m)

Utility Room: 13'3 x 6'3 (4.04m x 1.91m)

Rear Lobby/Boot Room

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'6 (3.99m x 3.51m)

Bedroom 2: 12'9 x 12'8 (3.89m x 3.86m)

Bedroom 3: (L-shaped) 12'7 x 6'1 (3.84m x 1.86m) plus 10'5 x 5'3 (3.18m x 1.60m)

Family Bathroom

OUTSIDE

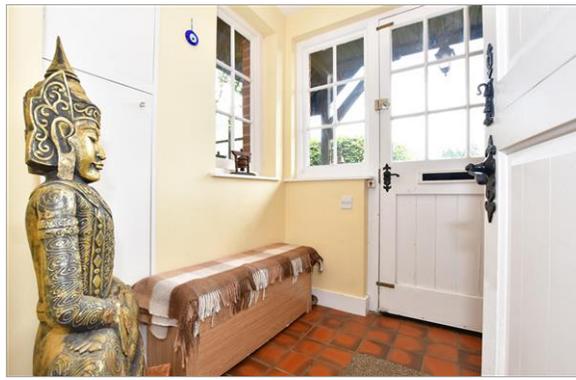
Front Garden

Side Garden

Double Garage

Off Road Parking

Rear Garden



Main features

- Spacious and airy lounge with wood burning stove
- Large kitchen with dining area, range cooker and with panoramic views of Holmbury St. Mary village and church
- Study, utility and downstairs cloakroom
- Detached double garage with parking for 2 cars
- Stunning well stocked hillside gardens that enjoy sun for most of the day

Nearest Schools

Primary Schools: Scott Broadwood CofE Primary 4.7 miles, Newdigate CofE Primary 5.5 miles, St Lawrence Primary 5.7 miles
Secondary Schools: Hurtwood House School 1.9 miles, St Teresa's School 4.7 miles

Transport Information

Train Stations: Gomshall 2.9 miles, Ockley 5.3 miles, Dorking West 6.0 miles

Address

Holmbury St Mary, Dorking, Surrey, RH5

Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(42)	C(73)

20511173/20231111/CFE/JA