



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£2,500,000

Cotton Barn, Holmbury Farm,
Holmbury St. Mary, RH5 6NB

In a lovely rural location with breath taking views over farmland to the Surrey Hills and as far as to the South Downs on the horizon - a very attractive 4,000 sq ft barn conversion, completed in 2017 and designed to take full advantage of the views and location with extensive use of glass providing views from almost every room

PROPERTY SUMMARY

Cotton Barn is situated on the southern edge of the Surrey Hills National Landscape, and it has amazing far reaching views over rolling farmland and even as far as to the South Downs on the horizon. There are miles of beautiful country walks, literally on the door step, via numerous bridleways and footpaths and the area has a truly rural atmosphere. There are three other neighbouring properties approached via a private track leading up through fields, so although peaceful and rural, there is never a feeling of isolation. Holmbury St Mary with its two pubs and lovely old church is two miles away and the larger village of Ewhurst with its village shop and pub is 2.5 miles. Cranleigh, with its three supermarkets, restaurants and bustling High Street is 4.8 miles and Dorking is 7 miles. Guildford's historic High Street and excellent shops, restaurants and schools is 12.5 miles. Here the main line station provides a regular commuter service to Waterloo in 35 minutes. Dorking station has services to Victoria and to Waterloo.



6



5



3







Cotton Barn was completed in 2017 when the whole of Holmbury Farm was converted by Gable Homes to provide four very special separate dwellings. Cotton Barn itself extends to just over 4,000 sq ft of stunning contemporary styled accommodation which has been carefully designed to take full advantage of the views. The lovely reception hall provides a stunning first impression with light flooding in from the east. A large drawing room with wood burning stove leads to a games room/sitting room which has a shower room and bedroom/playroom off, providing the possibility of creating an annexe. There is also a study and cloakroom off the reception hall and the large kitchen/dining room with bi-fold doors to the garden. Access from here leads to a large utility room and a second cloakroom. The first floor comprises five bedrooms and four bath/shower rooms, with three suites. There is an integral double garage, with cupboards housing the boiler and the pressurised hot water cylinders. The heating is via an oil fired boiler and there is under floor heating throughout the ground floor. Outside, electric five bar gates lead to an extensive parking and turning courtyard in front of the house and access at the side of the house leads to the rear garden where there are extensive brick edged terraces adjoining the house which lead on to a level lawn with pond. At the rear of Cotton Barn, there is a further area of garden and a large copse of mixed trees, which could both be purchased separately.







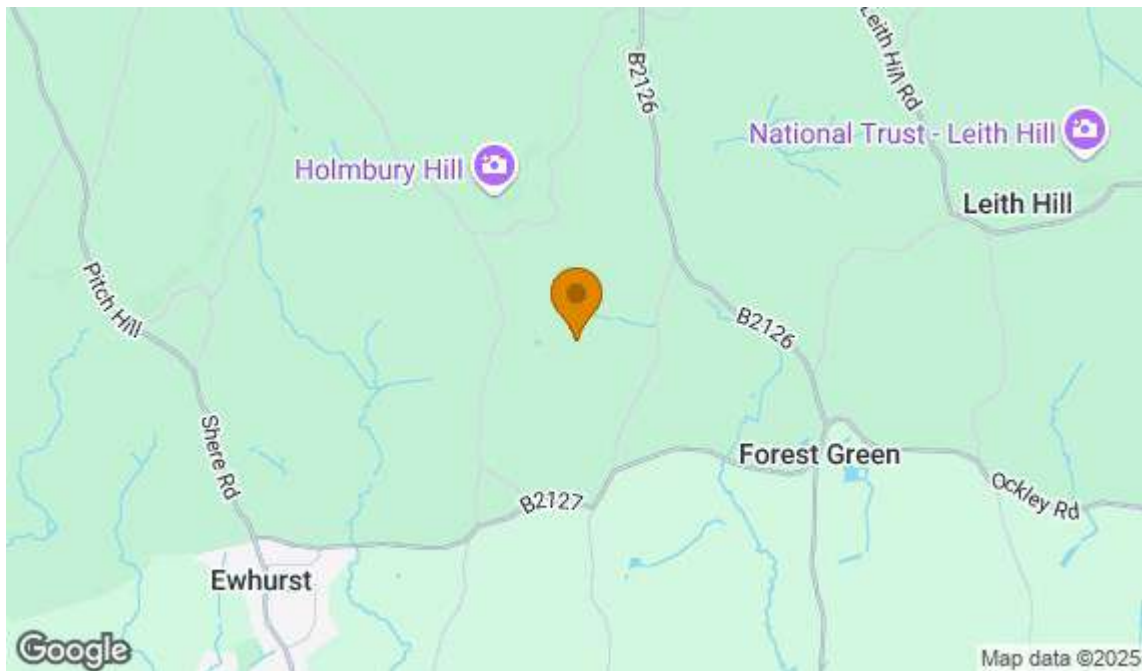
Holmbury St Mary - 2 miles

Ewhurst - 2.5 miles

Cranleigh - 4.8 miles

Dorking - 7 miles

Guildford - 12.7 miles



DIRECTIONS

From Cranleigh take the Ewhurst Road to Ewhurst and continue through the village and turn right at the end by The Bulls Head into Ockley Road. Continue past the turnings to Holmbury Road and Coophurst Lane and after a very sharp left hand bend turn left into Cotton Row. Continue along Cotton Row for half a mile and turn left into the drive to Holmbury Farm. Carry on up the hill and bear right at Holmbury Farm and continue around to the left where the five bar gate to Cotton Barn will be found on the left.

LOCAL AUTHORITY
Mole Valley

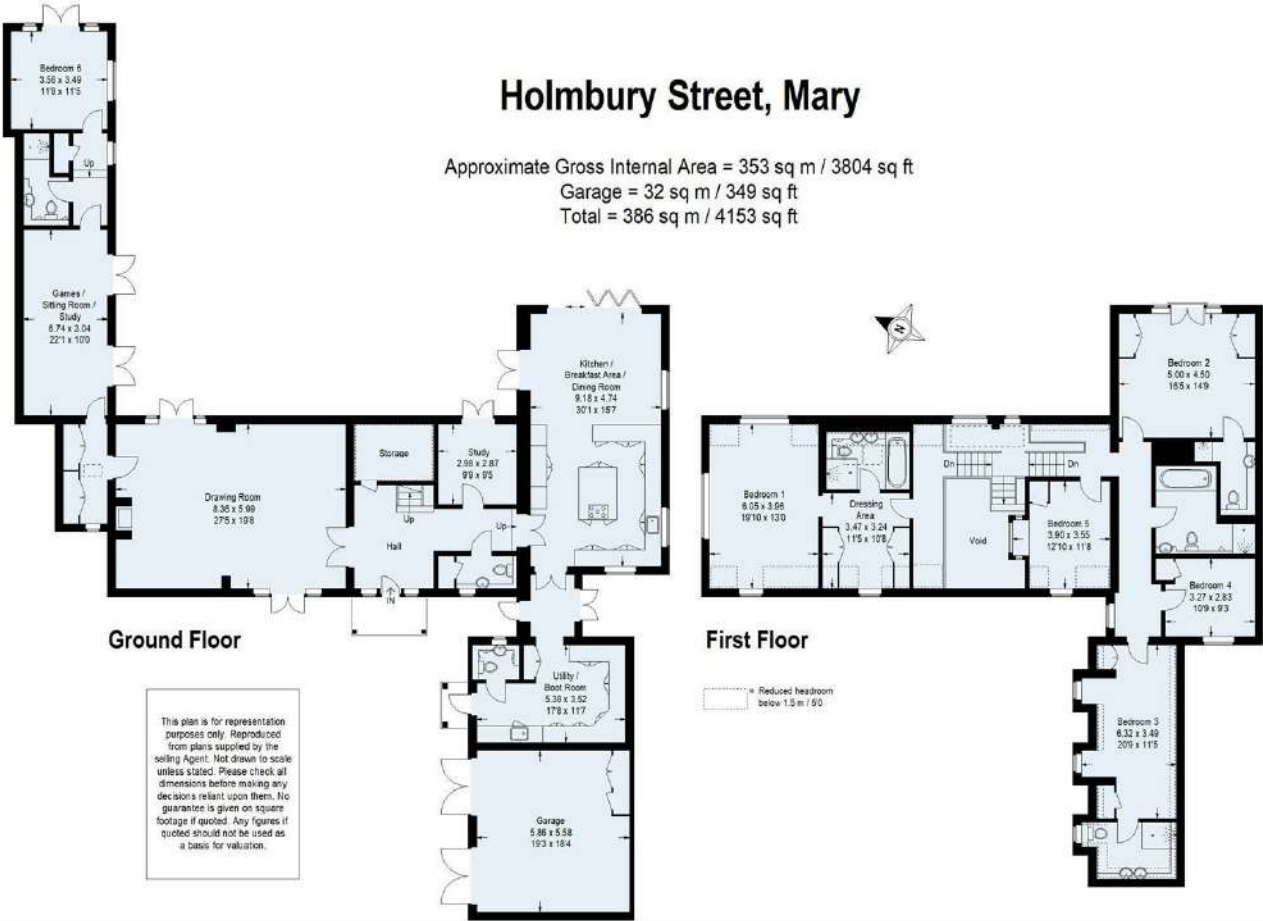
TENURE
Freehold

COUNCIL TAX BAND
H

VIEWINGS
By prior appointment only

Holmbury Street, Mary

Approximate Gross Internal Area = 353 sq m / 3804 sq ft
Garage = 32 sq m / 349 sq ft
Total = 386 sq m / 4153 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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