



The Old Bakery, Felday Glade, Holmbury St.Mary,
Dorking, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Old Bakery Felday Glade, Holmbury St. Mary, Dorking, Surrey RH5 6PG

A notable Edwardian house with extensive accommodation in a prominent position overlooking the village green.

London is accessible by train via Effingham Junction 8 miles (London Waterloo from 45 minutes), Dorking (Main) 6 miles (London Waterloo/Victoria from 55 minutes). Leatherhead 9.8 miles, Guildford 10.3 miles, M25 (Jct 10) 10.7 miles, London Gatwick Airport 16.7 miles, London Heathrow Airport 24 miles

Vestibule | Reception hall | Drawing room
Dining room | Study | Conservatory | Kitchen/
dining/family room | Utility | Studio | Wine cellar
Cloakroom | Gallery | Principal bedroom with en
suite bathroom & dressing room | 4 Further
bedrooms, 1 en suite | Office | 2 Family
bathrooms | Garage | Garden | EPC rating D

The property

Dating from the early 20th century, The Old Bakery is one of several attractive historic houses that contribute to a picturesque village centre, with its shop-front architecture reflecting its origins. With a blend of vintage charm and modern comfort, period features include sash windows, high-ceilinged rooms with corning, picture rails and ornamental fireplaces. The property has been renovated and maintained by the present owners with a commitment to high quality workmanship and materials throughout. There is chequered tiling and a stately handbuilt staircase in the generous reception hall where the double-height ceiling affords glimpses of the galleried landing above. Steps lead down into the bright, elegant drawing room with two box-bay windows and views over the village green, whilst the adjoining formal dining room

features a canted bay window. Fitted with farmhouse-style cabinetry, the spacious kitchen has a red 4-oven Aga at its heart and offers plenty of space for informal dining, with a door leading to the light-filled conservatory, which in turn links to the study. The house is well-insulated; most of the ground floor windows are double-glazed in timber frames and there is high quality secondary glazing at first floor level. The first floor offers five bedrooms including the principal bedroom with a dressing room and luxurious en suite bathroom. Further accommodation is available to the rear and above the garage, with a lower-level studio and upper-level office, sitting area and bathroom.

Outside

Two timber, five-bar gates mark the access to a driveway at the side of the house, which extends to the garage and provides hardstanding for parking. With a woodland backdrop, the rear garden has a series of raised beds filled with established shrubs. Steps provide access to an expanse of lawn surrounded by a curved bank planted with architectural, colourful and scented shrubs with year round interest. At the top of the garden, a private gate provides access to the Hurtwood and a further lawn affords elevated and far-reaching views to the parish church and the Surrey Hills.

Location

The village of Holmbury St Mary enjoys an idyllic setting on the shallow upper slopes of the greensand ridge that forms the Surrey Hills. Local amenities include a village hall which hosts clubs, societies and events, a small village shop, a coffee shop and two public houses. The excellent Kingfisher Farm Shop is nearby at Abinger Hammer. The market town of Dorking is also close by, providing a comprehensive range of everyday amenities, including High Street and independent retailers, restaurants (including Sorrel owned by Michelin star chef Steve Drake), coffee shops, a cinema and a theatre. Further retail, cultural and leisure opportunities are available in Guildford.













Floorplans

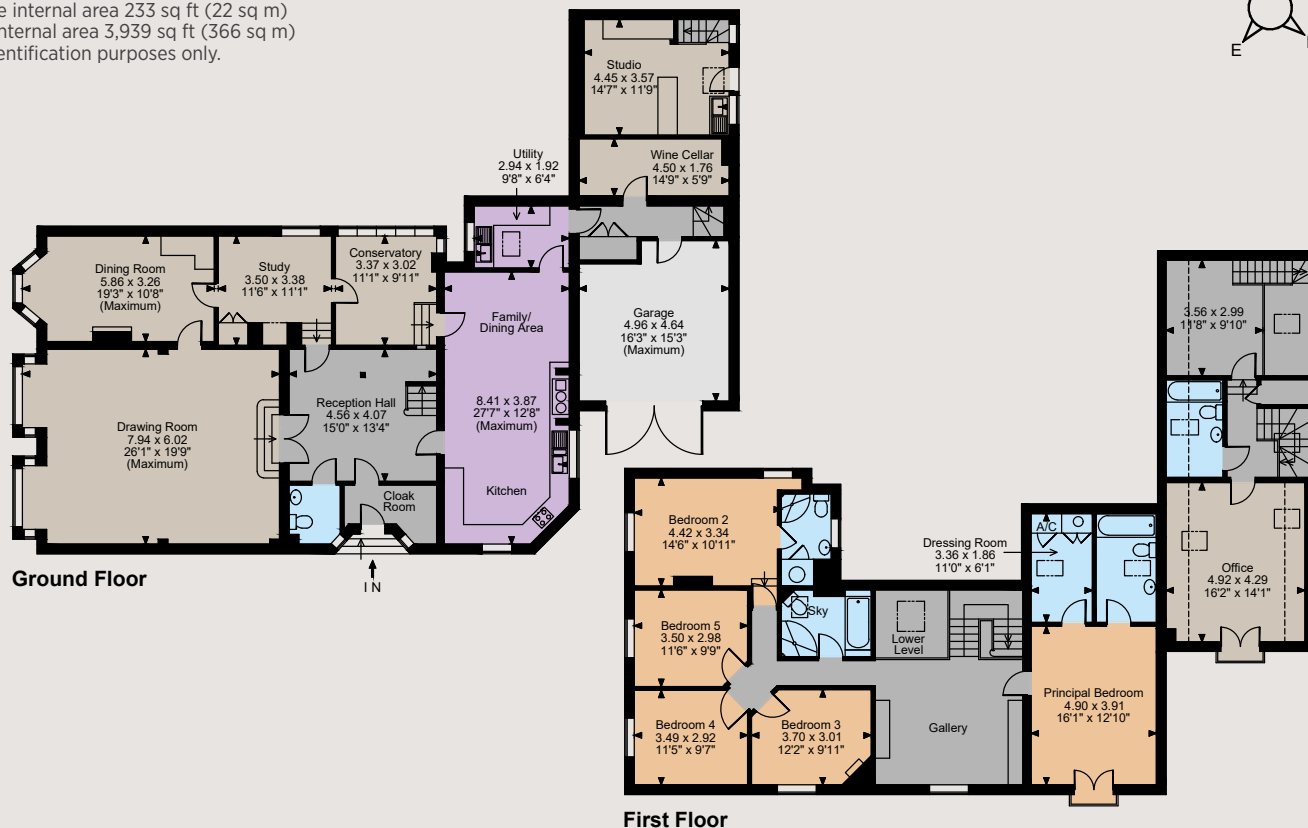
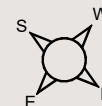
The Old Bakery Felday Glade, Holmbury St. Mary, Surrey

Main House internal area 3,706 sq ft (344 sq m)

Garage internal area 233 sq ft (22 sq m)

Total internal area 3,939 sq ft (366 sq m)

For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8585223/LCO

Well-regarded schooling in the vicinity includes Cranleigh School, St Catherine's, St John's, Charterhouse, Reigate Grammar, Royal Grammar School, Guildford High School and Duke of Kent School.

Directions

From the A25, turn south at Abinger Hammer onto the B2126, signed for Holmbury St Mary, and continue for approximately 2 miles. The property is on your right, on Felday Glade, as you arrive at the village green.

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, electricity and drainage. Oil fired heating.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £1,650,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com

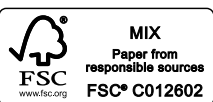
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

