

house.

PARTNERSHIP

Moving estate agency on



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COTTON BARN

Holmbury Farm
Cotton Row
Holmbury, Dorking RH5 6NB

Modern barn conversion in a stunning setting
in the Surrey Hills, enjoying distant views

- Entrance hall
- Sitting room, family room and games room
- Kitchen / dining room and utility room
- Master bedroom with en suite dressing room and bathroom
- 2 guest bedrooms with en suite shower rooms
- 3 further bedrooms and family bathroom and further shower room
- Double garage and gravelled forecourt
- Garden with pond
- EPC : C



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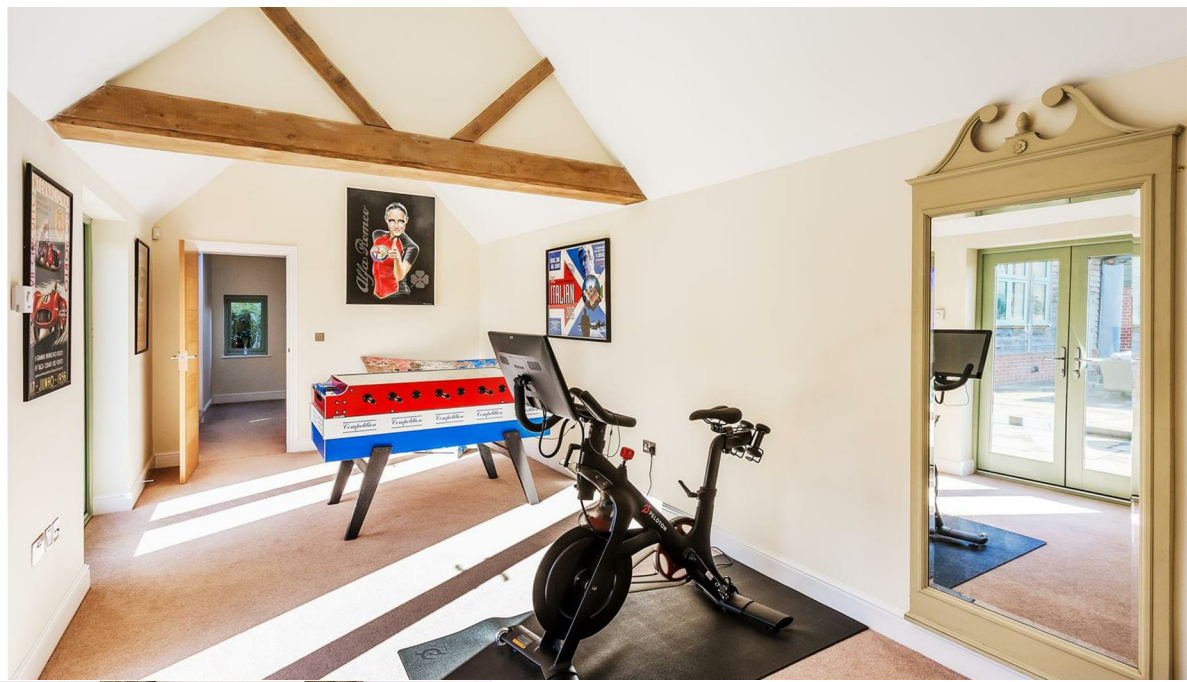
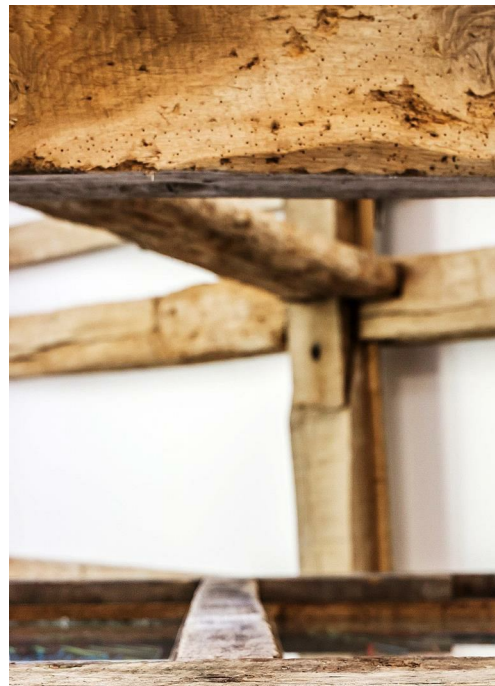


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properties perfectly presented

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Approximate Gross Internal Area = 364.7 sq m / 3926 sq ft
Garage = 34.2 sq m / 368 sq ft
Total = 398.9 sq m / 4294 sq ft
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID562660)

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Total gross internal area: House 3,926 sq ft / 364.7 sq m; Garage 368 sq ft / 34.2 sq m.
Total 4,294 sq ft / 398.9 sq m (excluding void).

Services: Mains water and electricity. Oil-fired central heating. Private drainage. High performance glazing.

Local authority: Mole Valley Council. Tel: 01306 885001.

Viewing: Strictly by appointment. Tel: 01483 266721.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71 74
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

