

2 Albury House

Albury, Surrey







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An attractive wing of a substantial village house.

Accommodation

Entrance hall | Sitting room | Kitchen | Drawing room | Cloakroom

Principal bedroom suite | 2 further bedrooms | 'Jack and Jill' shower room
2 further bedrooms on second floor | 'Jack and Jill' shower room

Garden | Driveway and parking space



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Situation

Albury lies to the east of Guildford in the Surrey Hills, adjacent to the popular villages of Gomshall, Abinger Hammer and Shere. All these villages benefit from local amenities catering for day to day needs and Albury particularly benefits from a post office, village shop, public house and a church. The village is located in the Surrey Hills Area of Outstanding Natural Beauty and the location offers access, not only to the rolling Surrey Hills themselves but also to churches, museums, public houses and restaurants as well as local playing fields. There are more extensive facilities in Guildford to the west and Dorking to the east.(Distances and times approximate)

Shopping

Albury village store 150 yards

Guildford 3.5 miles

Central London 34.4 miles

Schools

Shere Infant and Nursery School

Charterhouse, Godalming

Prior's Field, Godalming

St Catherine's, Bramley

Duke of Kent, Ewhurst

Belmont, Holbury St Mary

Cranleigh School

Royal Grammar School, Guildford

Guildford High School

George Abbot, Guildford

Lanesborough, Guildford

Tormead, Guildford





Communications

Trains: Gomshall 2.7 miles (London Waterloo from 60 minutes), West Clandon 4.3 miles (London Waterloo from 55 minutes), Guildford 3.9 miles (London Waterloo from 35 minutes)

Roads: A3 5 miles, M25 (Wisley Junction 10) 10 miles

Airports: London Heathrow 24 miles, London Gatwick 21 miles

Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: West Surrey, Chiddingfold, Cranleigh, West Surrey, Bramley, Clandon Regis, Wisley

Sailing: Chichester Harbour

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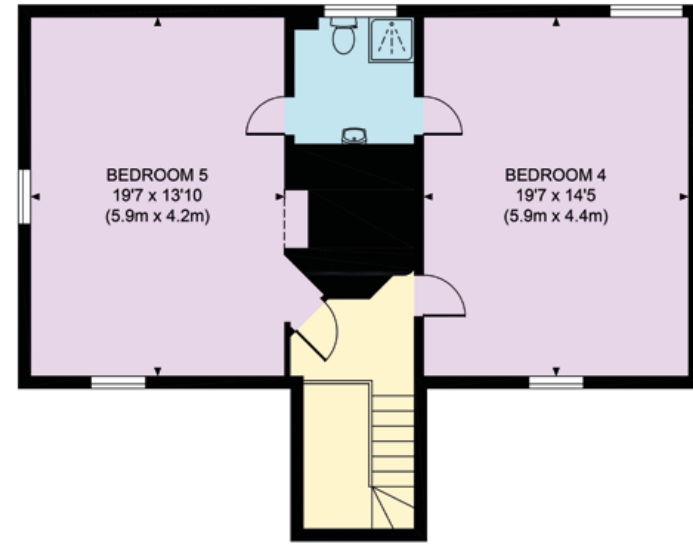
2 Albury House is a wing of a Grade II listed village house thought to date from the 1700s and extended in 1852 by M Tupper before being further remodelled in the Tudor Gothic style at a later date. The house has been modernised by the vendors to provide a fabulous family home with fantastic family spaces combine well with the charming formal entertaining rooms.

On the ground floor is the family kitchen/breakfast room as well as the splendid sitting room with high ceilings and massive bay window, beyond this is the charming and elegant drawing room. In addition the house enjoys substantial first and second floor accommodation, there is a generous principal bedroom suite with an en suite shower room with 4 further bedrooms both sharing two separate 'Jack-and-Jill' shower rooms.

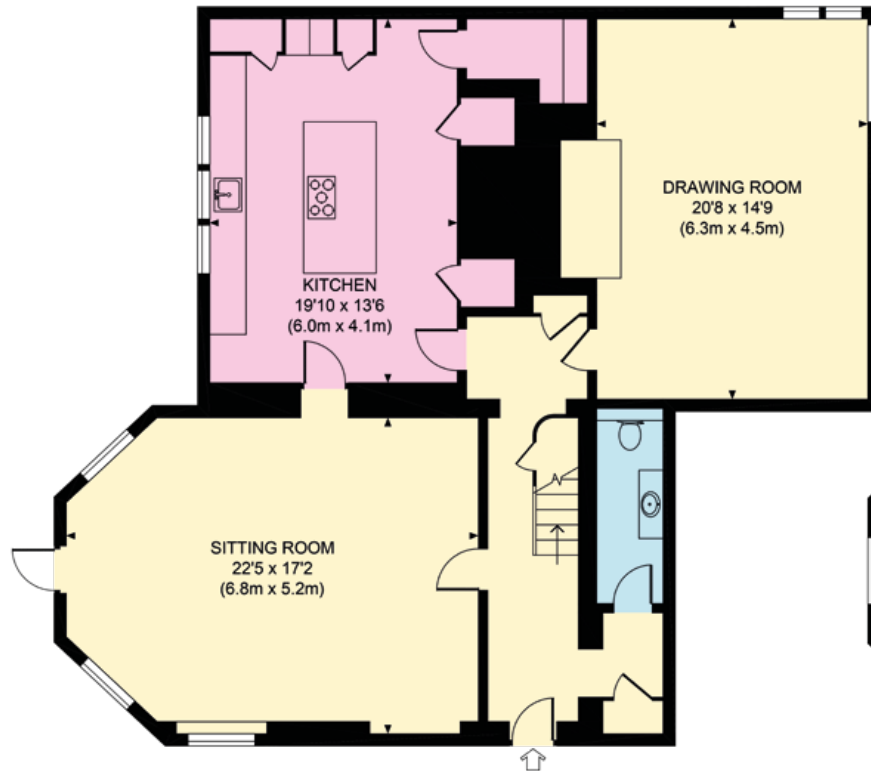
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
3265 sq ft / 303.3 sq m

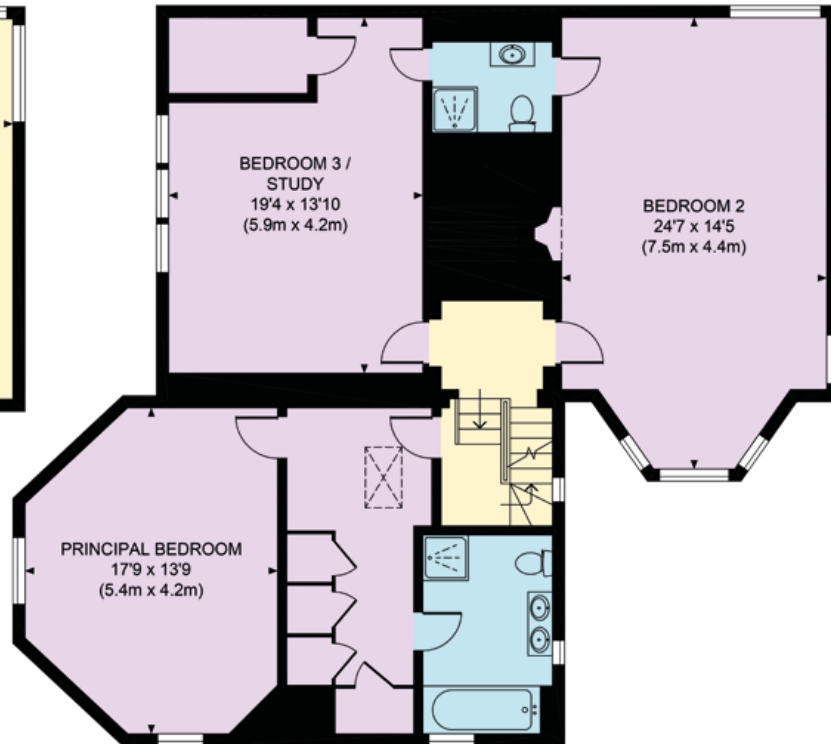
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor



Outside

The House is approached from the shared main drive leading to the parking spaces under the pergola, a turning area and a large shed. The delightful garden has a majestic lawn that is interspersed with mature and specimen fruit trees and shrubs, pathways, flower beds and borders.

Services

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

Local Authority

Guildford Borough Council – 01483 505050

Directions (GU5 9AE)

From our office in Guildford proceed out through Merrow on the A25, turning right towards Newlands Corner. Continue down the hill passing the Silent Pool on the left and then taking the first right signposted to Albury, into Sherbourne Road. Follow this road for 0.9 miles into the centre of Albury and the entrance to Albury House will be found on the right hand side.

Viewing

Viewing is strictly by appointment through Knight Frank.



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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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