

Apartment 3, Albury Park Mansion, Albury, Surrey





A hugely generous apartment in an important country house.

Summary of accommodation

Main House

Entrance vestibule | Reception hall | Drawing room | Study

Kitchen/dining room | Cloak room | Shower room

Principal bedroom, walk-in closet, bath/shower room

Two further ensuite bedrooms | Utility cupboard

Bedroom | Store | Mezzanine

Gym | Hot tub | Sauna

Garden and Grounds

Private garden | Garaging | Private parking

In all about 5 acres shared gardens and grounds

house.
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Situation

Albury Park Mansion is set within the Surrey Hills Area of Outstanding Natural Beauty, enveloped by the Duke of Northumberland's Estate. There is good access to Guildford and Dorking as well as the villages of Albury and Shere, which provide for both local and regional amenities catering for day-to-day needs. The surrounding countryside and villages are ideal for walking, cycling and riding. Amenities in the area include racing at Goodwood and Epsom, polo at Cowdray Park, golf at Woking, St George's Hill, New Zealand Golf Club, Wisley and Worplesdon Golf Clubs. Schools include St Catherine's at Bramley, Duke of Kent at Ewhurst, Belmont at Holmbury St Mary, Cranleigh School, Cranmore at West Horsley, Charterhouse in Godalming, Royal Grammar School, Guildford High School and George Abbot in Guildford.

Distances

Local villages and towns include Albury centre (1.1 miles), Shere village (0.8 miles), Dorking 7.9 miles) and Guildford (4.9 miles). Train stations at Gomshall 2.7 miles (London Waterloo from 56 minutes), Guildford 7 miles (London Waterloo from 35 mins) and Dorking 8.8 miles (London Waterloo from 56 mins)

Roads: A3 Clandon 5.2 miles, M25 (Wisley Junction 10) 10.1 miles

Airports: London Heathrow 24.3 miles, London Gatwick 20.5 miles

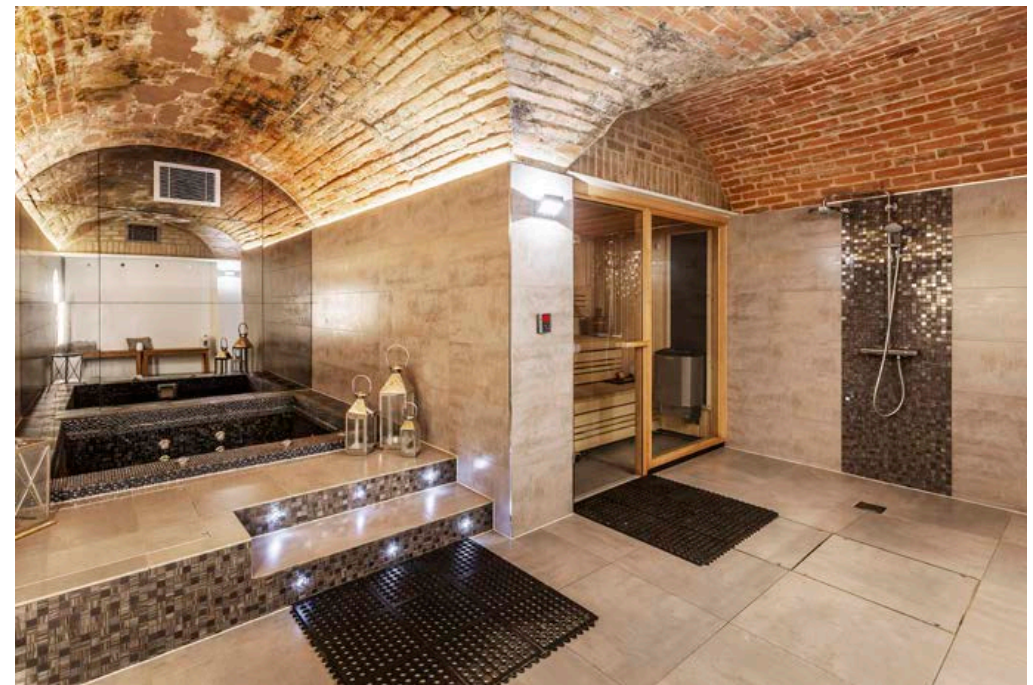
(Distances and times approximate)



Apartment 3 Albury Park Mansions

Apartment 3 is arguably one of the most important apartments in Albury Mansion extending to over 6,000 sq ft with an exquisite drawing room benefitting from a historically important fireplace, a grand kitchen/dining room with huge, vaulted ceiling and a substantial mezzanine over part. In addition, there is generous bedroom accommodation on two floors and a basement with a wonderful gym, hot tub and sauna.



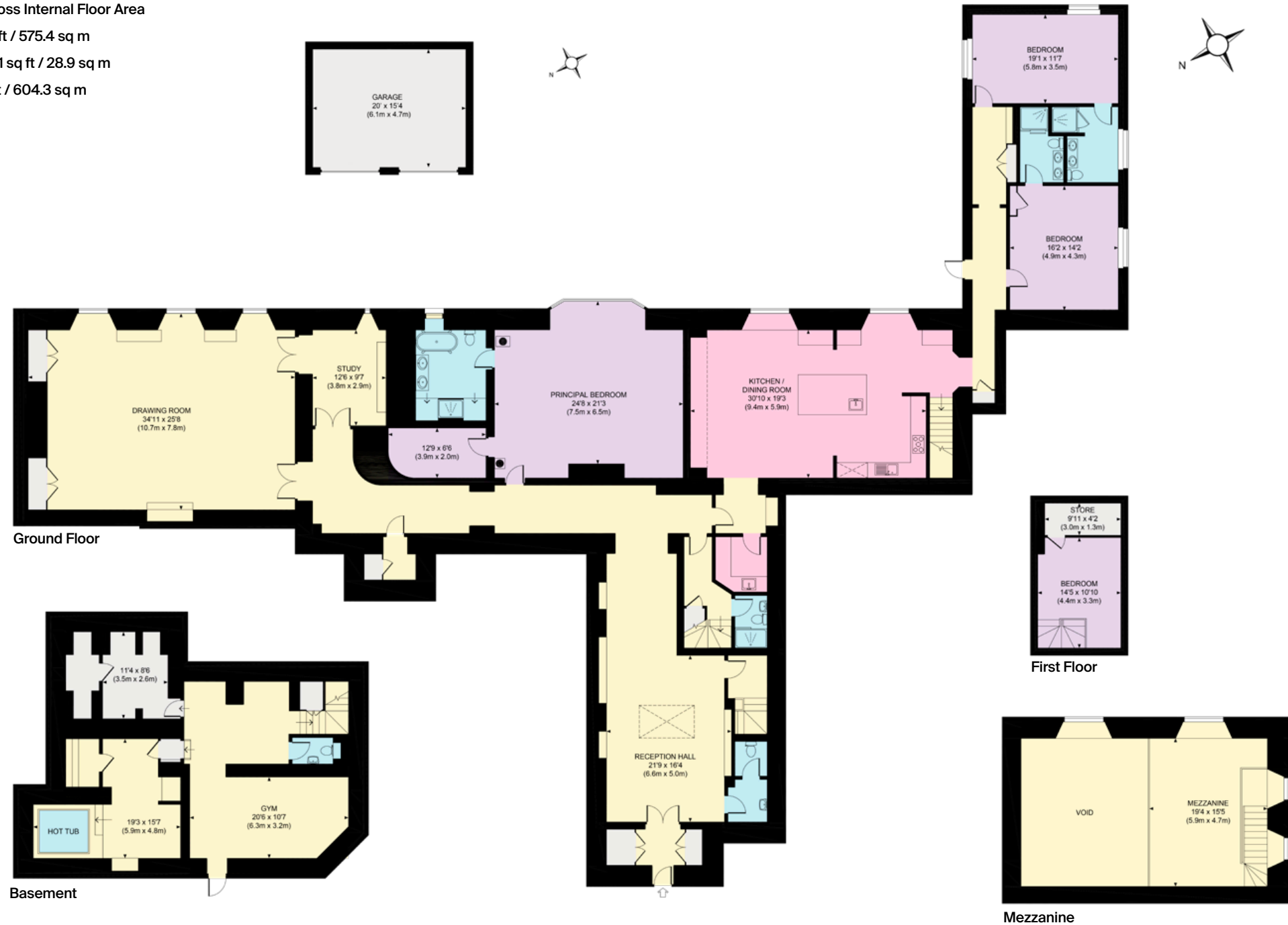


Approximate Gross Internal Floor Area

House: 6,193 sq ft / 575.4 sq m

Outbuildings: 311 sq ft / 28.9 sq m

Total: 6,504 sq ft / 604.3 sq m



Garden and Grounds

Apartment 3 is the only apartment in the house with its own private garden, primarily comprising lawns and box hedged beds interspersed with topiary, specimen shrubs and trees together with an area of terrace.

The property also benefits from private parking and a double garage.

There are also spectacular communal gardens and grounds amounting to approximately 5 acres.

Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and gas.

Local Authority: Guildford Borough Council. 01483 505050

Energy Performance Certificate Rating: Band C

Council Tax Band: E

Service charge: Maintenance and service charges apply.

Directions

(Postcode: GU5 9BB)

From Guildford head towards Dorking on the A25 going over Newlands Corner and passing the Silent Pool. At that junction turn right signposted to Albury on to the A248. After approximately 0.3 miles turn left into New Road and almost immediately left again into the driveway signposted to Albury Park Mansion and St Peter's and St Paul's Church. Follow the driveway and bear right, continue to the gates of Albury Park Mansion.

Viewings

Viewing is strictly by appointment through Knight Frank and house Partnership.

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.

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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