

# Westerlea Farm, Albury, Guildford, Surrey

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An astonishingly extensive family home providing substantial and versatile accommodation in a delightful village edge situation.

## Summary of accommodation

### Main House

**Ground Floor:** Reception hall | Living room, kitchen and dining room | Covered outside dining | TV/play room  
Utility room | Library | Principal bedroom with en suite dressing room and bathroom | Three further bedrooms  
Family bathroom | Shower room | Guest cloakroom

**Lower Ground Floor:** Snug | Wine cellar | Store

**First Floor:** Two additional bedrooms, one with en suite shower room | Games room/gym | Three studies

### Garden and Grounds

Former stables | Natural swimming pool  
Woodland | Paddock | Garden

**In all about 2.07 acres**



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## Situation

Westerlea Farm is located in the pretty and ancient rural hamlet of Farley Green. It is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, some six miles to the south-east of Guildford. The area is well known for its history as one of the largest Romano-British settlements in Surrey and has the site of a Roman villa on the nearby heathland. This sought-after location is sufficiently off the beaten track to offer the tranquillity of country living combined with access to both Guildford and London.

Farley Green is ideally positioned with the A25 connecting to the A3 providing a fast link into London. The international airports of Gatwick and Heathrow are accessible and there is a private airfield at Farnborough about 25 miles away.

There are a number of good golf clubs within easy reach, including Cranleigh Golf & Leisure, Gatton Manor, Ockley, The Wisley, Betchworth, Dorking. There is polo at Cowdray Park, racing and flying at Goodwood and sailing all along the south coast, including Chichester Harbour.

**Schools:** There is an excellent range of schools in the area including Cranleigh School, Cranleigh, Duke of Kent, Peaslake, Moon Hall School, Holmbury St Mary, The Royal Grammar School, Guildford, Guildford High School, Guildford, Charterhouse, Godalming and St Catherine's, Bramley.

**Amenities:** The lovely villages of Shere, Gomshall and Shamley Green are within three miles of Farley Green. For more comprehensive shopping Cranleigh or Guildford are the closest towns.



## Distances

Shere 2.1 miles, Shamley Green 2.3 miles, Guildford 5.9 miles, Central London 34.1 miles, Gomshall station 3.3 miles, Guildford station 7.4 miles (from 37 minutes to London Waterloo), A3 (Clandon southbound) 6.6 miles, A3 (Guildford northbound) 7.3 miles, M25 (Junction 10) 10.8 miles, Heathrow Airport 26.2 miles, Gatwick Airport 22.1 miles

(Distances and times approximate)

## Westerlea Farm

Westerlea Farm is a superb home with massively generous accommodation that is well-appointed and arranged for family living.

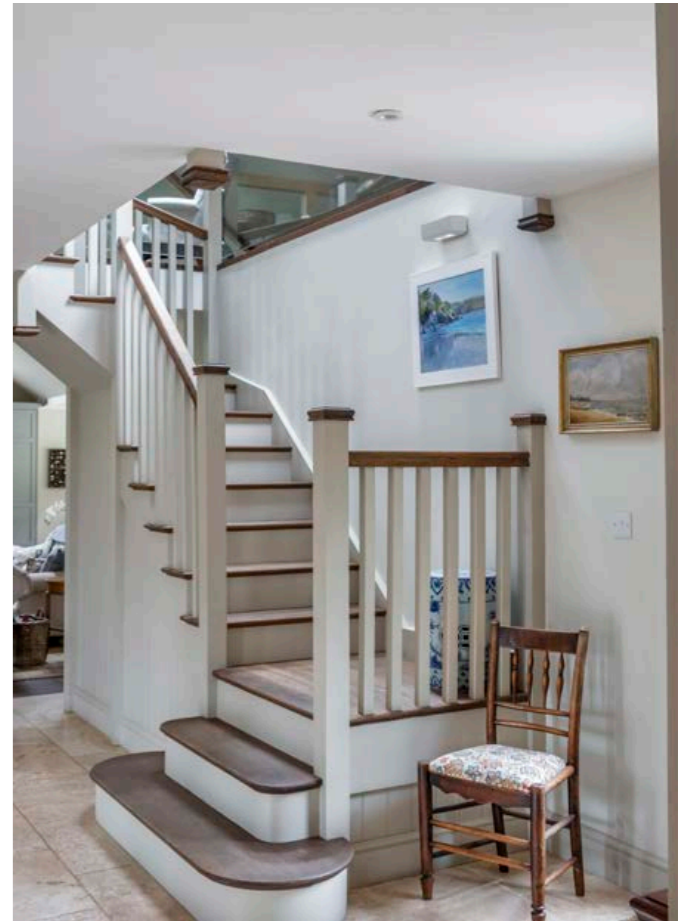
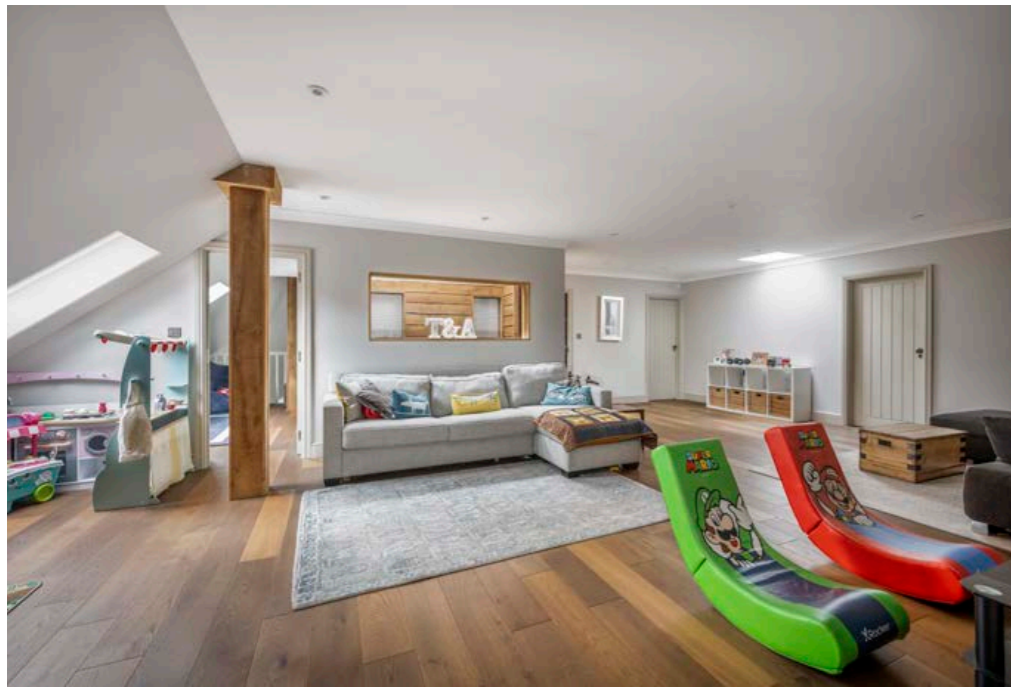
At the centre of the house is the fantastic double height open plan kitchen, dining and living room which has a galleried landing to the open staircase/study above. The entire house and this main room is flooded with light from the large oak framed windows and bi-folding doors. It is a superb entertaining space and imparts the house with a stunning feeling of space and light.

In addition to this room is a TV/playroom and library, with a spectacular atrium on the ground floor. Downstairs is a fantastic snug with a beautifully appointed wine cellar.













There are four bedrooms on the ground floor, the principal bedroom is located to the rear of the property which has a lovely outlook over the paddock to the rear. There is a spacious dressing room as well as a luxurious bathroom which serves this bedroom.

Two equal sized bedrooms next to the principal bedroom share a family bathroom, and both have access via a ladder up to separate studies, ideal for a homework station. In addition, there is a fourth bedroom with its own en suite.

Upstairs the galleried landing, which is used as a study, opens onto a large games room/gym. The studies can be accessed from this room as well as via ladders. There is another bedroom with a large bathroom, and a further room used as a study both accessed off the games room.





## Garden and Grounds

Externally the house is approached via electric gates onto a large gravel driveway with parking for plenty of cars. There is a further metal gate which allows for an in and out driveway. There is a stable block with three stables and various

storerooms. Located adjacent to the stables is a natural swimming pool. There is a fenced paddock is just across the driveway. In addition, there is a small area of woodland.

The gardens and grounds extend to around 2.1 acres.

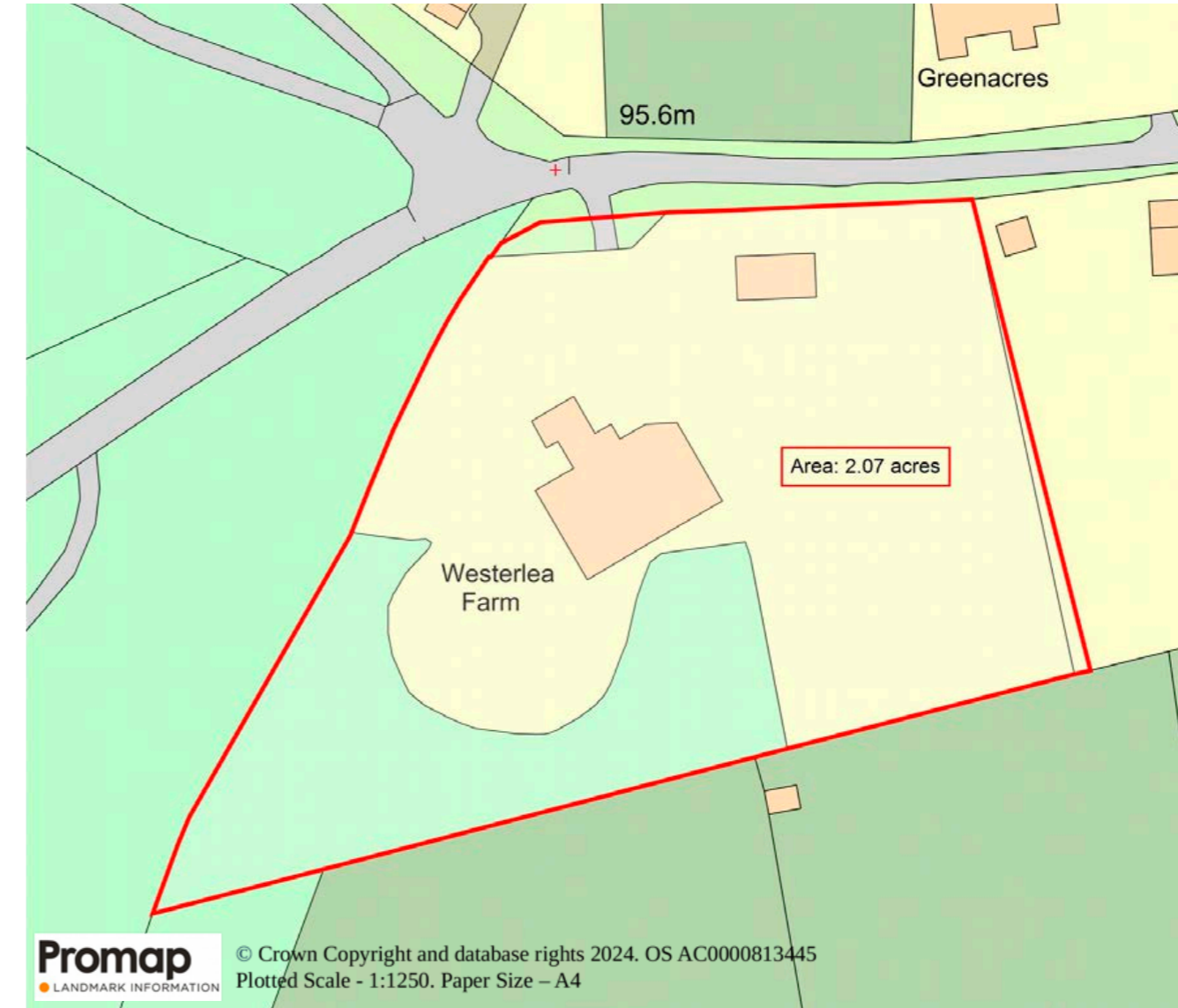


**Approximate Gross Internal Floor Area**

Main House: 5,987 sq. ft / 556.20 sq. m

Outbuildings: 949 sq. ft / 88.20 sq. m

Total: 6,936 sq. ft / 644.40 sq. m



## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

**Local Authority & Council Tax Band:** Guildford Borough Council. 01483 505050. Band G

**Energy Performance Certificate Rating:** Band F

**Directions (Postcode: GU5 9DP)**

**What3words:** //elsewhere.shark.pollution

From Guildford head west along the Epsom Road (A25) to the roundabout, take the 3rd exit onto Trodds Lane. Continue for 1.21 miles turning right at the top onto Shere Road (A25). Continue past Newlands Corner for 1.25 miles and then take the right turn signposted Albury / Chilworth A248. Take the first turning into New Road, signposted Farley Green. Continue for 1 mile, over railway crossing onto Brook Hill into Farley Green. The road turns into August Lane after a sharp right-hand turn. Continue past Shophouse Lane and Ride Lane and Westerlea Farm can be found on your left-hand side.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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