



Crossley House, Albury, Guildford, Surrey





Set in the heart of the Surrey Hills, a handsome family home, **beautifully presented throughout**, and enjoying outlooks over Albury Heath.

Summary of accommodation

Ground Floor: Reception hall | Kitchen/breakfast room | Dining room | Utility room | Family room | Sitting room | Office | Cloakroom

First Floor: Five bedrooms | Family bathroom | Shower room

Garden and Grounds: Summer house | Covered outside dining area | Garage | Store

In all about 0.315 acres

Distances

Shere 1.3 miles, Chilworth 3.2 miles, Cranleigh 6.2 miles, Gomshall Station 2.4 miles, Guildford Station 6.1 miles (from 37 minutes to London Waterloo), A3 (Clandon southbound) 6 miles, A3 (Guildford northbound) 6.2 miles, M25 (Junction 10) 10.5 miles, Gatwick Airport 19.9 miles Heathrow Airport 25.4 miles, Central London 33.5 miles

(All distances and times are approximate)

Agents note: The bar in the summer house is free standing and will be removed upon sale.



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Situation

Crossley House is set in the peaceful village of Albury, right in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty. Positioned with expansive heathland to the front, the property offers an exceptional setting for those seeking a quieter lifestyle, surrounded by nature.

Albury is a quintessential English village, surrounded by breathtaking countryside, including woodlands and heathlands, offering a peaceful and idyllic setting. The village is rich in history, with charming period properties and renowned pubs. While it enjoys a rural atmosphere, Albury is conveniently located, with easy access to nearby towns such as Guildford and Godalming. With a wealth of outdoor pursuits on your doorstep, including scenic walking and cycling trails, Albury combines the best of countryside living with modern convenience.

There are a number of good golf clubs within easy reach, including Cranleigh Golf & Leisure, Gatton Manor in Ockley, The Wisley, Betchworth, Dorking.

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

The property

Crossley House is a charming part red-brick, part tile-hung home which is beautifully located between Albury and Shere.

The property is typical of its time with tall ceiling heights, attractive sash windows and excellent room proportions throughout.

Crossley House has been upgraded and extended by our clients to create a wonderful family home. The ground floor enjoys a spacious open-plan kitchen/breakfast and dining room with bi-fold doors leading on to the garden, a large sitting room with a central log-burning stove and ample windows creating huge amounts of natural light. There is a further family room with bay window, office, utility and two cloakrooms.





The first floor is also well proportioned with five double bedrooms and two bathrooms.

Garden and grounds

The property is set back from the quiet road with a large gravel driveway, garage port and store. The rear garden is southeast-facing, a generous size and bordered by mature borders, hedging and trees.

Services

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

Directions

Postcode: GU5 9DD

What3words: ///like.inch.soap

Viewings

Viewing is strictly by appointment through Knight Frank.



Approximate Gross Internal Floor Area

236.1 sq m / 2541 sq ft

Outbuildings: 32.8 sq m / 353 sq ft

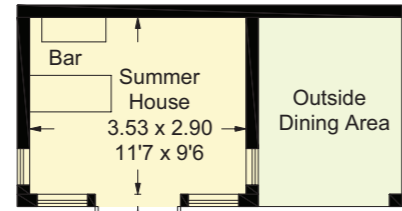
(Including Garage)

Total: 268.9 sq m / 2894 sq ft

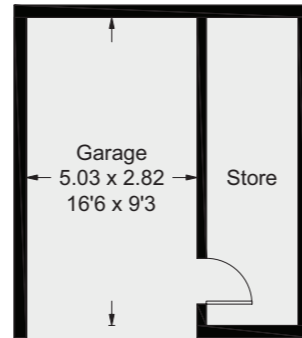
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

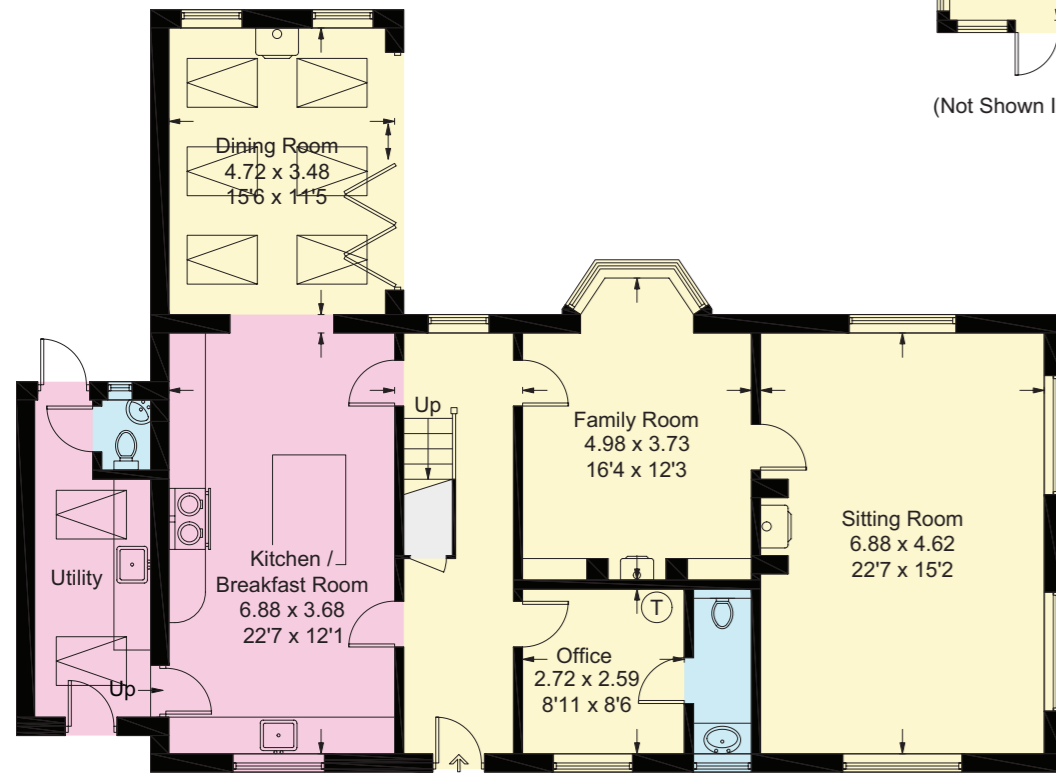
= Reduced headroom below 1.5m / 5'0"



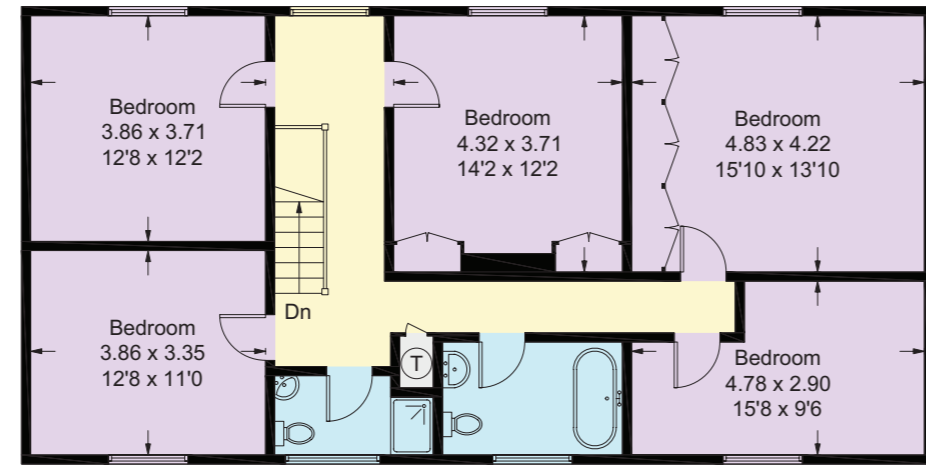
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor





Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: F



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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Particulars dated January 2025. Photographs and videos dated 2024.

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