

Apartment 4 Albury Park Mansions, Albury, Surrey



A delightful apartment spread over three floors, in an important country house.

Summary of accommodation

Ground Floor - Entrance hall | Kitchen | Sitting/dining room | cloak room

First Floor - Principal bedroom with dressing room and en suite, bath/shower room | Further ensuite bedroom | Mezzanine | Shower room | Study

Garden and grounds - Roof terrace | Garage | Private parking

In all about 5 acres shared gardens and grounds

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)



2



2



2



2



2

5
acres

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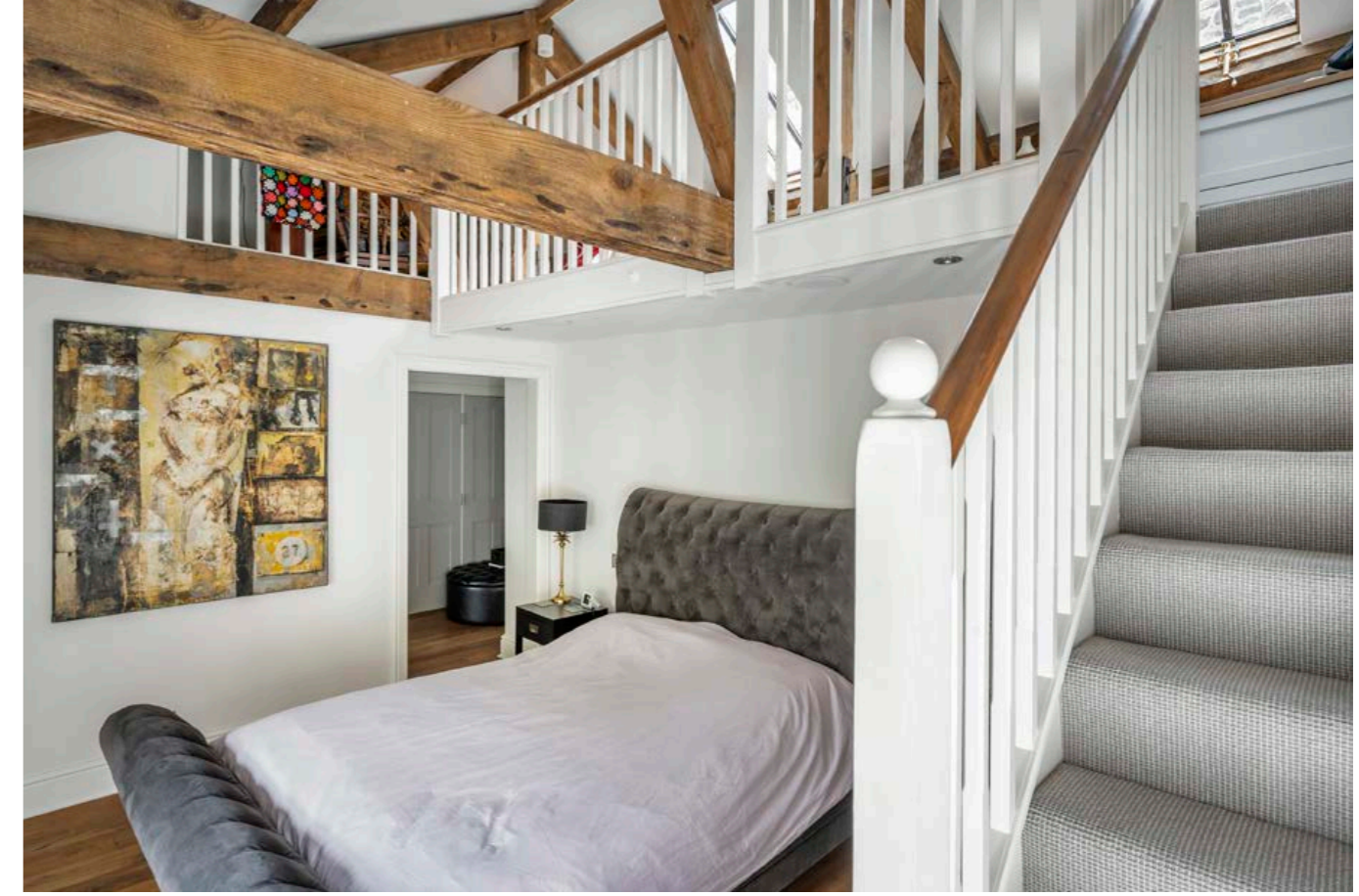


Location

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.



Apartment 4 Albury Park Mansions

Apartment 4 is a delightful apartment in Albury Mansion occupying three floors with a superb kitchen open to dining/ sitting room benefitting from a wonderful fireplace and wonderful views. In addition, there is generous bedroom accommodation on two floors as well as a study.

Garden and Grounds

Apartment 4 benefits from a roof terrace, private parking and a 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 & Council Tax Band: Guildford Borough Council. 01483 505050. Band E

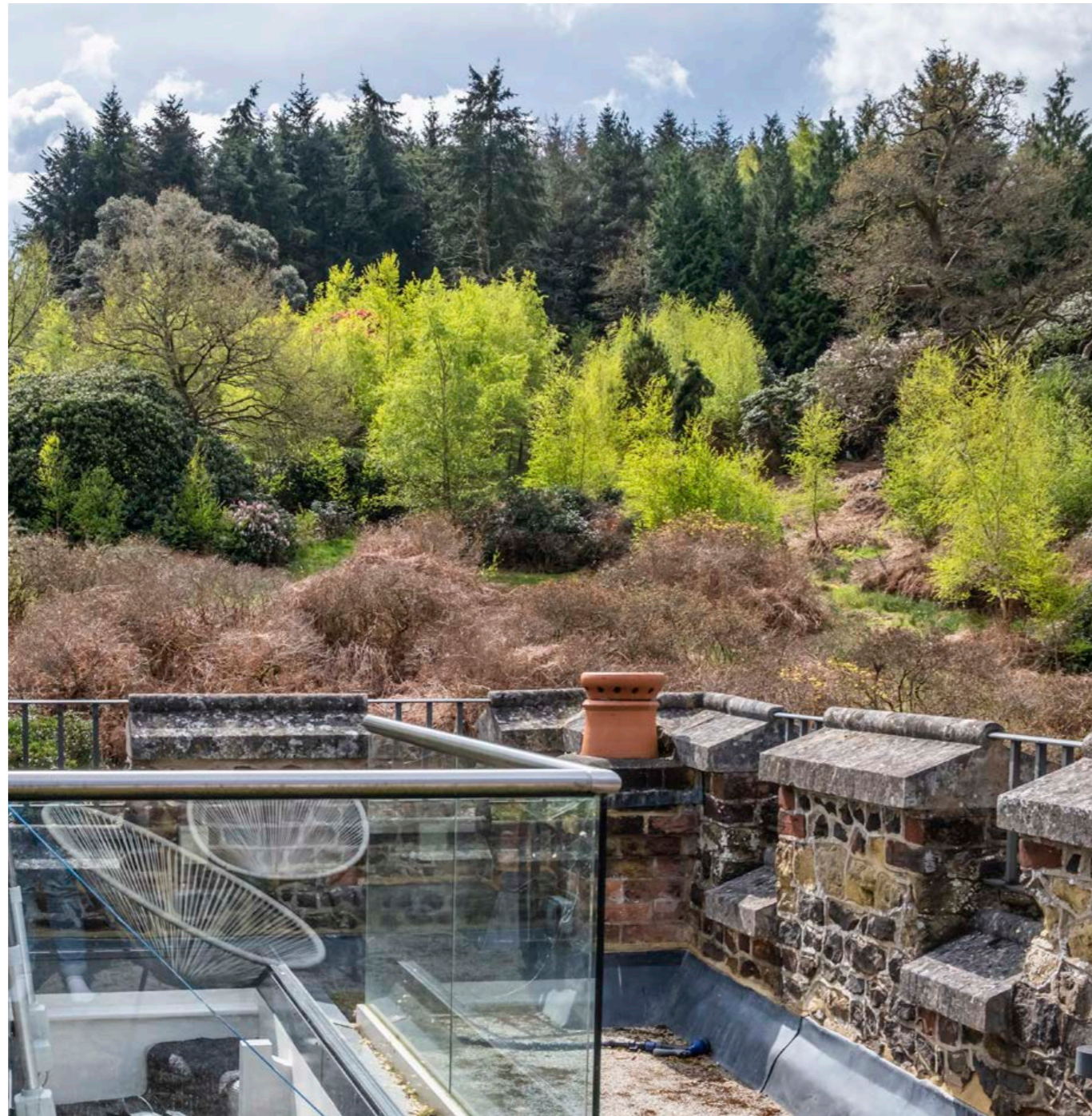
Energy Performance Certificate Rating: Band C

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

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

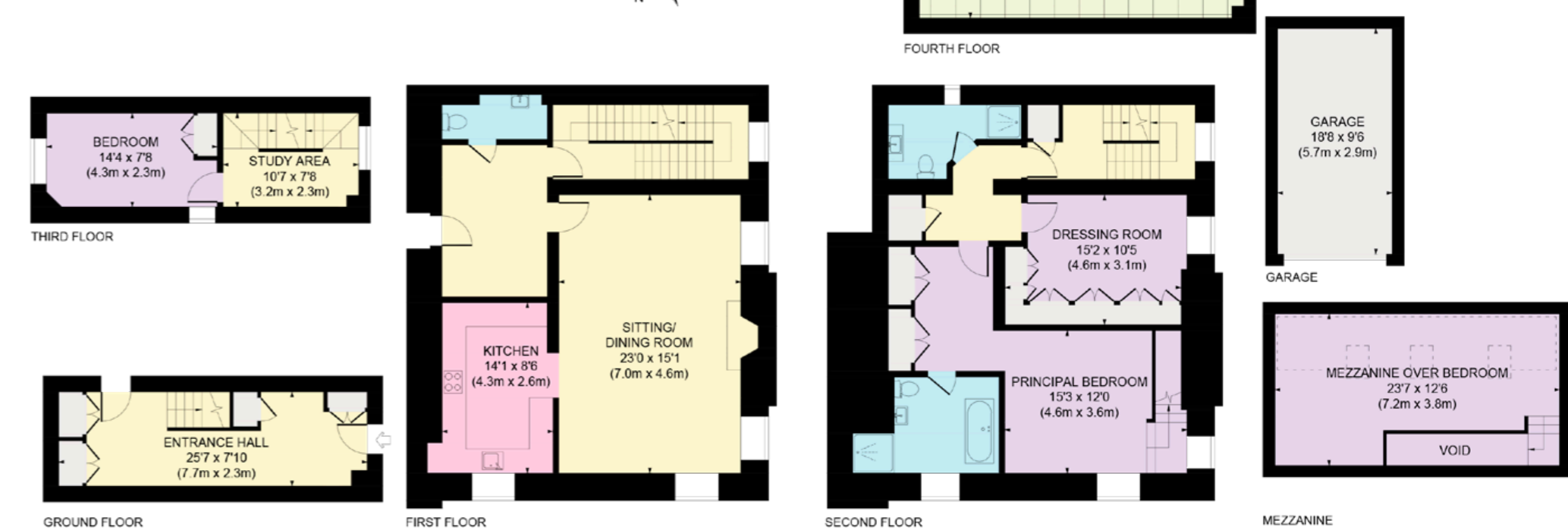


Approximate Gross Internal Floor Area

Main House: 2,270 sq. ft / 210.92 sq. m

Garage: 178 sq. ft / 16.53 sq. m

Total: 2,448 sq. ft / 227.45 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.

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I would be delighted to tell you more

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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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