



Down Cottage, Guildford Lane, Albury, Surrey

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BNP PARIBAS GROUP

Down Cottage Guildford Lane, Albury, Guildford, Surrey GU5 9BG

A charming country cottage with outbuildings set in 4.7 acres.

Chilworth railway station 1.6 miles (London Waterloo via Guildford 51 minutes), West Clandon railway station 5.2 miles (London Waterloo 59 minutes) Guildford 3.8 miles, Dorking 8.8 miles, M25 (Jct 10) 10 miles, London Gatwick Airport 21 miles, Central London 33 miles

Reception hall | Sitting room | Dining room
Conservatory | Kitchen | Utility | Cloakroom
Principal bedroom with adjoining cloakroom
2 Further bedrooms | Family bathroom
Outbuildings, including stabling & storage, car port, summer house, shepherds hut, & garden stores | Garden | 4.7 acres | EPC rating F

The property

With elevations of white painted brickwork and the exposed ancient timber frame, Down Cottage is an enchanting dwelling which showcases a wealth of period characteristics in a glorious setting. Vintage beams and post, exposed brick walls and beautiful, decorative cast-iron fireplaces reflect the property's heritage, with the ground floor accommodation comprising a spacious reception hall which offers a spot to cast off and store outdoor wear, with an open aperture to the adjoining kitchen. The part-vaulted ceiling adds character to the kitchen space, which is fitted with rustic, sunny yellow wall and base-level units and a raft of display shelving. A step level change offers access into the adjoining dining room and a sitting room which enjoys the warming ambience of a wood-burning stove.

Providing a relaxed, light-filled setting, the conservatory offers a space where the garden and the adjoining landscape can be appreciated throughout the seasons.

On the first floor, the roomy landing displays the open, timber post structure at the top of the staircase, and gives access to the three bedrooms and a family bathroom, which complements a useful cloakroom on the floor below. The principal en suite room benefits from both north and westerly aspects which afford elevated vistas across to the countryside.

Outside

The gardens and grounds at Down Cottage offer a naturalistic, outdoor haven with the benefit of the borrowed landscape of the terrain beyond. A paved terrace, which is edged by beds containing fragrant lavender bushes, adjoins the conservatory offering opportunities for al fresco dining and relaxation 'with a view.' A fish pond provides a water feature within the lawned section of the garden, with a rustic pump and pretty marginal planting and there is picket fencing at the boundary which allows a visual connection to the adjoining grounds. A series of outbuildings within the grounds offer versatile-use options, with stabling for equestrian-enthusiasts; a quaint shepherds hut, and an outbuilding offering 2173 sq ft of adjoining storage spaces and 'rooms' including a shower room facility.

Location

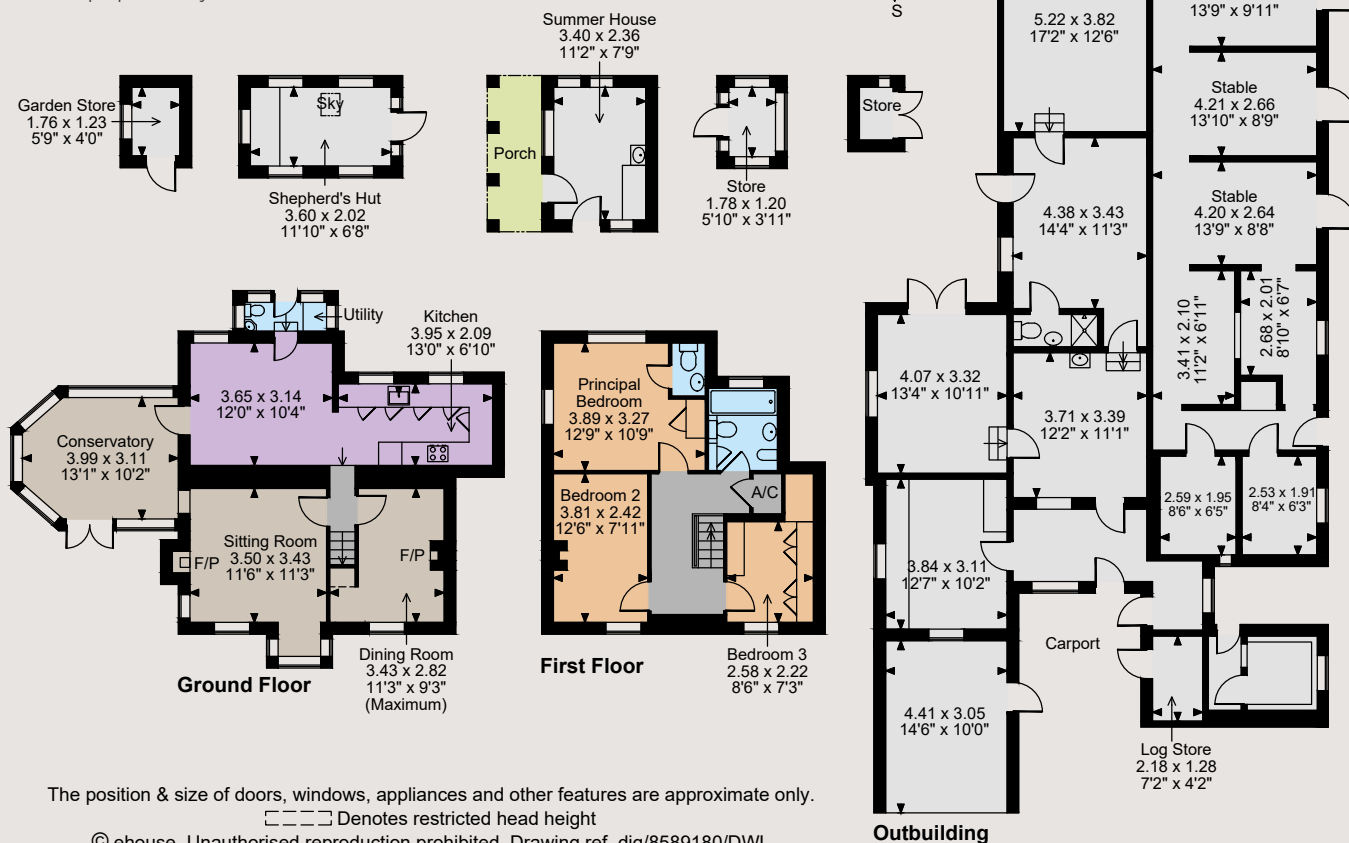
Nestled within the stunning landscape of the Surrey Hills, the property enjoys a rural setting on the northern fringes of the village of Albury on the River Tillingbourne, with local amenities including a village store, post office and a public house. Guildford is within easy reach with its comprehensive shopping, cultural and recreational facilities including The Surrey Sports Park, G Live and the Yvonne Arnaud Theatre. Both the A25 and the A3 are easily accessible for journeys into Central London, to the M25, Heathrow and Gatwick Airports and southwards to coastal destinations.





Floorplans

Down Cottage, Guildford Lane Cottages, Albury
Main House internal area 1,108 sq ft (103 sq m)
Outbuildings internal area 2,173 sq ft (202 sq m)
Carport external area = 190 sq ft (18 sq m)
Total internal area 3,281 sq ft (305 sq m)
For identification purposes only.



Commuters have access to rail services at Chilworth, Clandon and Guildford stations for regular services to London Waterloo, Reading, Gatwick and Portsmouth. There are excellent schools in the vicinity including Charterhouse, Prior's Field, St. Catherine's, Cranleigh, Aldro and St. Hilary's School.

Directions

From Strutt & Parker's Guildford office, turn left on the A3100 and at the roundabout, take the exit to join the A246. Turn right onto Upper Edgeborough Road and at the roundabout take the 1st exit to join Warren Road. Next take the right turn onto One Tree Hill Road and then bear left to White Lane, which links to Guildford Lane. After approximately 1.4 mile, the property will be found on the left.

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains electricity, water and private drainage. (full details to be provided on request)

Council Tax: The property is in Tax Band F

Tenure: Freehold

Guide Price: £950,000

Guildford

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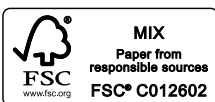
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