



Apartments 1 & 2 Orchard House
The Street, Albury, Guildford

For the finer things in property.



Orchard House Apartments 1 & 2 The Street, Albury, Guildford, Surrey GU5 9AG

Two luxury apartments in the centre of Albury a desirable and convenient Surrey village

Chilworth station 1.4 miles (London Waterloo 50 minutes), Shere village 1.8 miles, Guildford 3.8 miles, Godalming 6.7 miles, A3 (Portsmouth Road) 5.3 miles, M25 (Jct. 10) 10.5 miles, London Heathrow Airport 22.9 miles, London 34.4 miles

2 Bedrooms | 2 Bathrooms | Open plan kitchen/living room | Balcony or terrace | Off street parking for 2 cars

SAP Rating B

The property

Orchard house has been totally refurbished creating two luxury apartments. Each spacious apartment is light and airy with two bedrooms and two bathrooms, open plan kitchen/breakfast/living area with a range of units, integrated appliances and doors to either a balcony or terrace. The principal bedroom benefits from fitted wardrobes and an en suite shower room.

Outside

The properties are approached via a tarmacadam driveway leading to parking for two places per apartment, two EV charges (one per apartment) and bin and bike storage.

Location

Albury sits alongside the small Tillingbourne River in the midst of the Surrey Hills (AONB) Area of Outstanding Natural Beauty surrounded by easily accessible, extensive and stunning heathland and woodland.

Albury is a vibrant and friendly local community and offers a good range of day-to-day amenities including a church, well stocked village shop, Post Office, Village Hall (with village parking and a riverside picnic area) public house and also benefits from many local clubs and societies, together with a cricket/sports club, bowls club, trout fishing lakes and a local vineyard.

Communication links are excellent, with the nearby A3 giving easy access both to the south coast and to connections with the M25 road network (Junction 10) for both Heathrow and Gatwick Airports and central London.

The area offers a wide range of state primary and secondary schooling including Chilworth C of E (Aided) Infant School (rated Outstanding by Ofsted) together with a good selection of independent schools including RGS Prep, Tormead, Longacre, St Catherine's, Guildford High School, Royal Grammar School and Cranmore.



SPECIFICATION

External Construction

- Painted Render Deluxe Weathershield "Pale Taupe"
- Brickwork plinth below render
- New uPVC capping fascia and soffit throughout - White
- New uPVC windows throughout - White
- New aluminium bifold doors for ground floor flat on rear elevation - white
- New composite front doors - oak effect
- New concrete slate effect roof tiles

Bathrooms

- Contemporary sanitary ware
- Contemporary bathroom furniture
- Satin fixtures and fittings
- Heated towel rails
- Tiling to primary walls
- Vinyl plank flooring

Kitchens & Utility

- Omega Mackintosh shaker kitchen, to include:
 - o AEG Oven microwave combination
 - o AEG Fan oven
 - o AEG Induction hob with extractor hood
 - o AEG Integrated fridge / freezer
 - o AEG Integrated dishwasher
 - o Caple wine cooler
 - o Quartz worksurfaces

Mechanical and Electrical

- Electric hot water cylinder
- Electric thermostatically controlled radiators throughout
- Electric underfloor heating to kitchen / living areas
- Existing mains drainage
- LED down lights throughout
- Zoned intruder alarm system
- Mains fed smoke detectors fitted to hallway and landing

Bedrooms

- Fitted wardrobes to main bedrooms

Internal Finishes

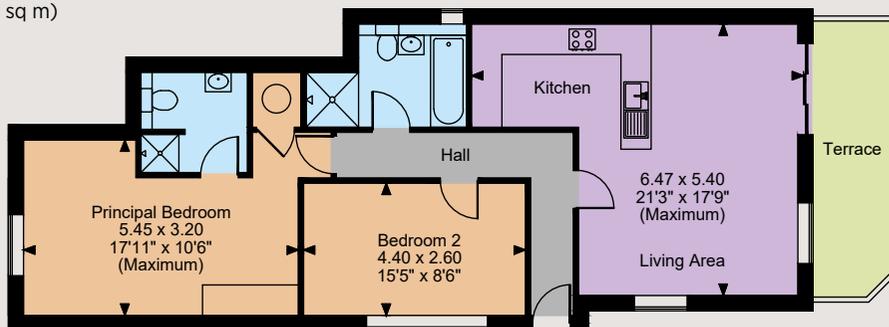
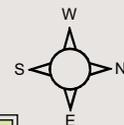
- Linear oak effect doors with contemporary brushed chrome ironmongery
- Moulded MDF 144mm skirting and 69mm architrave
- Timber staircase with softwood handrail
- Carpets to hallway & bedrooms
- Vinyl plank flooring to kitchen / living area & bathrooms in grey
- Three coats of Dulux Bone White matt emulsion to walls and white ceilings
- Primer, undercoat and satin/eggshell finish to all woodwork

External

- Tarmac drive & parking area with block paving to the front
- Indian Sandstone patio area to ground floor flat
- External lighting to front and rear
- Bike store with power for e-bikes
- Electric car charger points



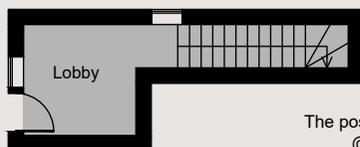
Orchard House, The Street Albury, Guildford, Surrey
 Apartment 2 Ground Floor internal area 813 sq ft (76 sq m)
 Apartment 1 First Floor internal area 1024 sq ft (95 sq m)
 Terrace internal area 93 sq ft (9 sq m)
 Balcony internal area 91 sq ft (8 sq m)



Ground Floor Apartment 2



First Floor Apartment 1



The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8538495/SS

Directions

From the A25 proceed into Albury village and apartments 1 and 2 Orchard House will be found on the right and side just before Albury Village Stores.

General

Local Authority: Guildford Borough Council

Services: Mains electricity, water and drainage

Council Tax: TBC

Tenure: Share of Freehold

Guide Price:

Apartment 1 £595,000 (first floor)

Apartment 2 £545,000 (ground floor)

Guildford New Homes

215 - 217 High Street, Guildford, GU1 3BJ

01483 957745

southernnewhomes@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
 including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited