

TERRA COTTA

Independent Estate Agents

Dipcot, August Lane, Albury, Surrey GU5 9DP



A very spacious & well presented 4 double bedroom detached family home, set within exceptional gardens totalling circa 1/2 acre. Ground floor accommodation comprises a 26ft reception room with feature log burner & double doors to rear garden, 21ft kitchen/breakfast room with an extensive range of units, space for table & chairs & further double doors to garden, dining room with original fireplace & wooden surround, family room with feature log burner, utility room & wc. Upstairs offers a master bedroom with fitted wardrobes, further walk-in dressing room, window seat & refitted ensuite shower room, 2nd bedroom with double doors & juliet balcony overlooking rear garden, 2 further double bedrooms, refitted family bathroom with bath & separate shower cubicle & family shower room. There is also a detached double garage, with external staircase providing access to a 1st floor play room, set into the eaves. The property is set well back from the road, benefiting from ample off-street parking, & boasts a superbly landscaped garden to the rear. No onward chain.



rightmove

Price £1,125,000 Freehold

Gomshall Office
48 Station Road, Gomshall GU5 9LA
Tel: 01483 205150



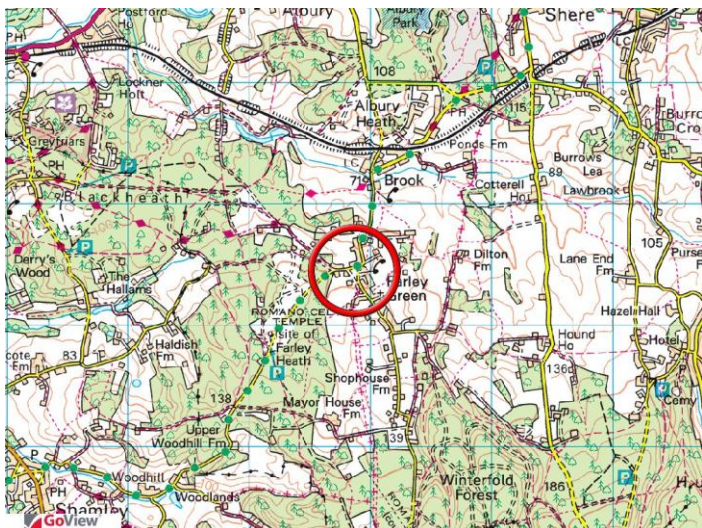
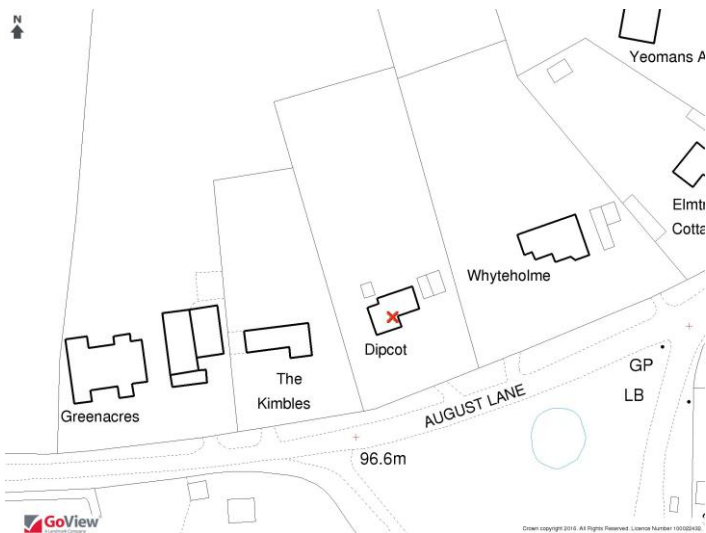
To arrange a viewing please call 01483 205150

Situation :

Situated in a peaceful rural hamlet, with views over the Village Green to the front, & within a short drive of Albury, Shere & Shamley Green, providing easy access to Cranleigh, the A25, Guildford & Dorking, sought after local schools, walks, bike rides, pubs etc.

Directions :

From our office in Gomshall, proceed on the A25 towards Guildford. After a couple of miles, turn left on to the A248 towards Albury. Take the first left into New Road. Continue along this road over the railway line, up Brook Hill & into Farley Green. At the top of the hill bear right, where you will find Dipcot after 50 yards on your right (overlooking the Green).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			81
		56	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			76
		51	
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - Guildford Borough Council - Band G £2978.01 per annum

All mains services except oil rather than gas & klargester rather than mains drains

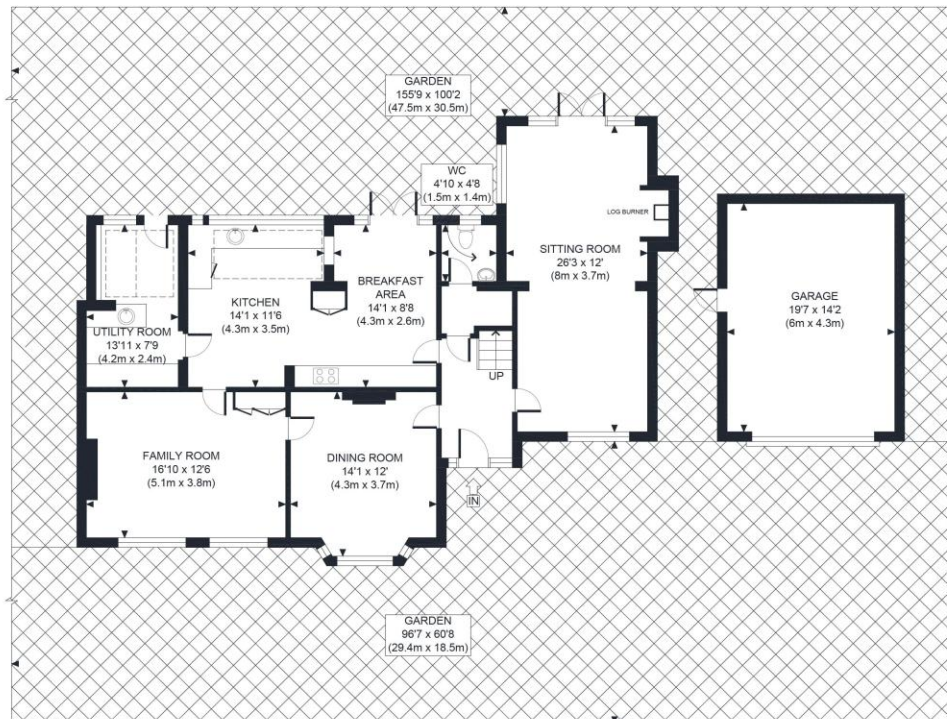
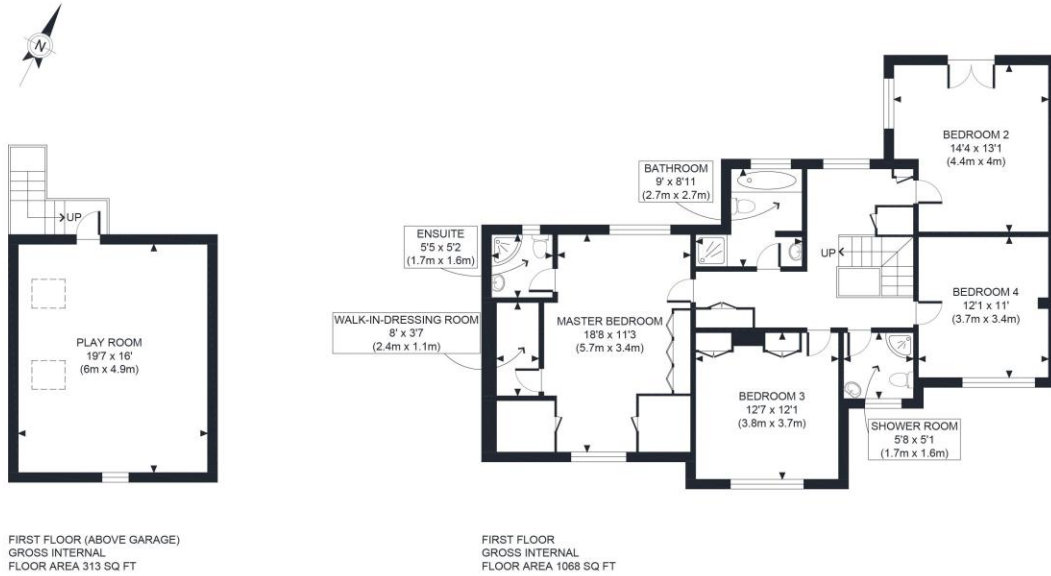
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Please note that the services, systems and appliances listed in these particulars have not been tested by Terra Cotta, and no guarantees as to their operating ability or their efficiency can be given. All fitted carpets and curtain fixtures are excluded from the sale unless specified to the contrary, although certain items may be available by separate negotiation. These particulars have been prepared in good faith and are not an offer or contract or part of one, and any descriptions are made based on an opinion & are NOT a statement of fact. Any prospective buyers should make their own enquiries before proceeding to purchase the property.

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APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2902 SQ FT / 270 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 2312 SQ FT / 215 SQM
 Ref: Copyright **photoplan**
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, Windows & rooms are approximate, & no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only & should be used as such by any prospective purchaser.

Opening Hours:

Monday to Friday 09:30am – 5:30pm

Saturday 09:30am – 5:00pm

Sunday 10:00am – 4:00pm by appointment (excluding winter months)

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