



# Oakley Cottage Shophouse Lane

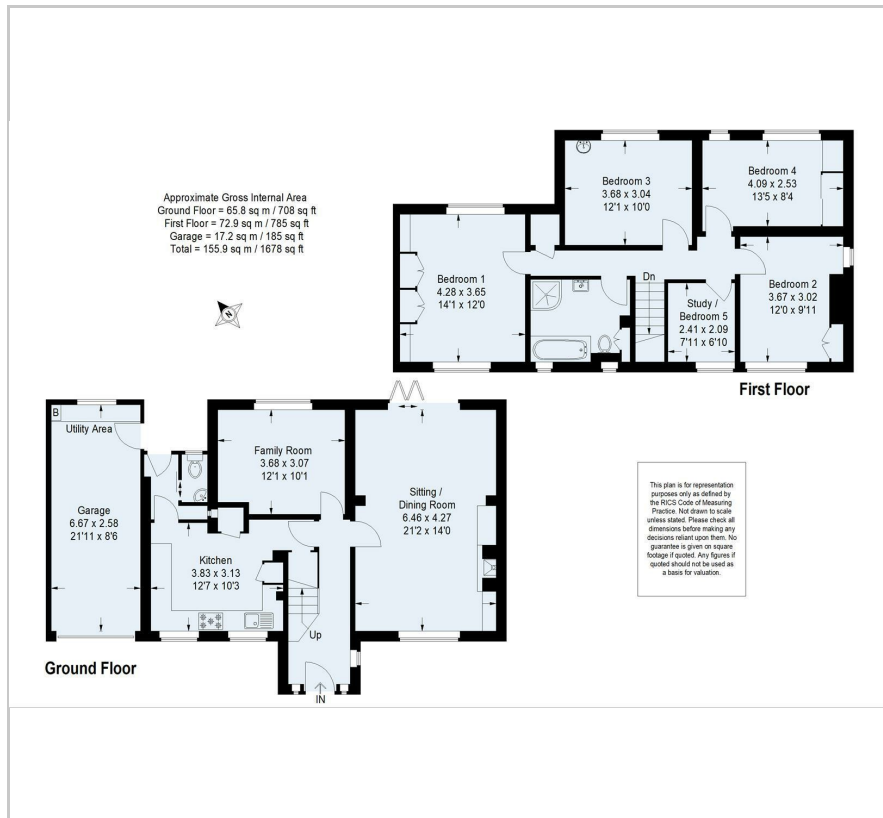
, Albury, GU5 9EG

Price Guide £1,350,000



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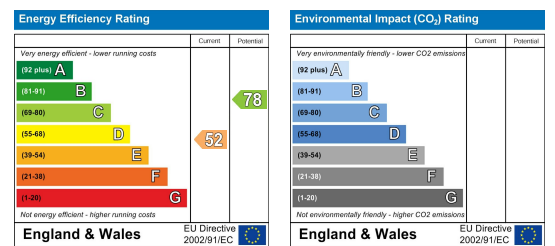
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.

- 1678 sq ft
- Bathroom
- Sitting room
- Kitchen
- Garage
- 4/5 bedrooms
- Entrance hall
- Family room/dining room
- Cloakroom
- Lovely 0.23 acre garden backing onto fields



In a quiet rural setting high in the Surrey Hills and backing on to open fields, – an attractive detached tile hung family house, built in the 1930's and extended in the 1960's, with space and scope to extend again, subject to planning, set within a lovely 0.23 acre garden with a truly rural atmosphere

Oakley Cottage is situated in a lovely rural location high in the Surrey Hills, between Guildford and Dorking, in an Area of Outstanding Natural Beauty. There is easy access by car to Cranleigh, Dorking and Guildford and the area is surrounded by miles of protected countryside, including Farley Heath, Winterfold and Blackheath, which all provide miles of footpaths and bridleways. There are local shops at Shere and Albury and Guildford is about seven miles, with its excellent range of shops and schools and Cranleigh is about five miles to the south, with its bustling High Street, supermarkets and schools.

Oakley Cottage is an attractive detached tile hung family house, built in the 1930's and extended, we believe, in 1960. The accommodation is very light and airy and has been modernised and well maintained by the present owners. There is considerable space and scope to further extend, subject to planning approval, as the garden is so large. There are two lovely reception rooms with views over the large terrace and garden to fields at the rear, and a kitchen with rear hall and cloakroom on the ground floor. There is a utility area at the rear of the garage and this rear area would lend itself perfectly for extension. On the first floor there are five bedrooms, although the fifth is perfect as a study. Outside there is a gravel driveway leading to the garage and large parking area in the front of the house with a lawned front garden. The rear garden is a lovely feature and comprises a large entertaining terrace with steps up to a lawn, surrounded by mature hedging with a post and rail fence at the rear, which backs on to open fields. In all 0.23 acres.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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