PRICE GUIDE

£680,000

2 Stockhouse Farm, Shophouse Lane
Albury, GU5 9EQ

In a lovely rural location, high in the Surrey Hills - a modern terraced house built only four years ago to an innovative design and equipped with the latest renewable energy technologies providing an A rated energy efficiency reading
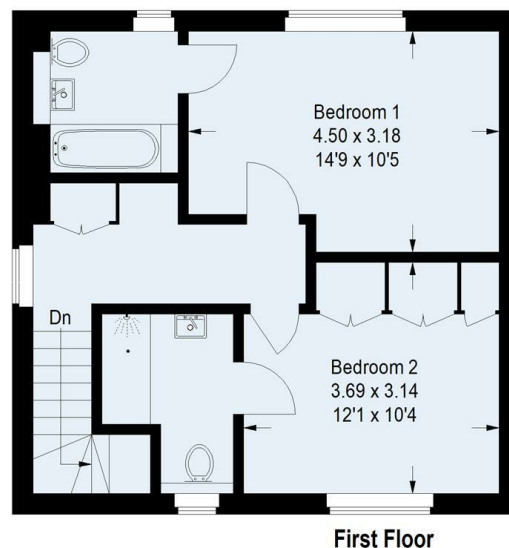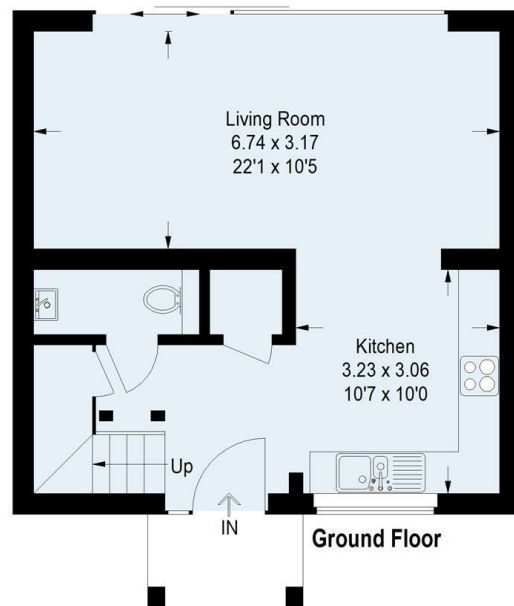
PROPERTY SUMMARY

2 Stockhouse Farm is an energy efficient two bedroomed home completed about four years ago to a high standard with low energy technologies throughout. There is an air source heat pump with under floor heating, MVHR, and solar panels all integrated with Be-Hive and a Loxone Smart Home Automation system, which controls the heating and lighting. There are two double bedrooms, each with an en suite, on the first floor and an open plan ground floor comprising an entrance area with cloakroom, a Poggenpohl fitted kitchen and a sitting/dining room with large sliding doors to the rear south facing rear garden. There are two parking bays at the front.

🛏 2

🛁 2

🛋 1

N

Living Room
6.74 x 3.17
22'1 x 10'5

Kitchen
3.23 x 3.06
10'7 x 10'0

Up

IN

Ground Floor

Bedroom 1
4.50 x 3.18
14'9 x 10'5

Dn

Bedroom 2
3.69 x 3.14
12'1 x 10'4

First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

DIRECTIONS

Map data ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94 96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
D

DIRECTIONS

From Guildford take the A246 Epsom Road to Merrow and turn right at the roundabout into Trodds Lane. Turn right at the end onto the A25 and carry on over Newlands Corner and turn right at the bottom of the hill onto the A248. Turn first left signed Farley Green and on reaching the green in Farley Green, turn left into Shophouse Lane. Stockhouse Farm will then be found on the right just before reaching Kingsfield.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements