



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,435,000

Holly House, The Street

Albury, GU5 9AE

In the heart of popular Albury village, a beautifully presented 2,522 sq ft detached family house with double garage and sunny secluded gardens in a 0.3 acre plot within easy reach of the village shop and The Drummond Arms

PROPERTY SUMMARY

Holly House was built in 1970, extended by its first owner and substantially updated by the current owners. The spacious accommodation is flexible and practical for a family's needs with an impressive reception hall with cloakroom and four reception areas and a kitchen/breakfast room and utility room on the ground floor. There are five bedrooms and two bathrooms on the first floor with a fine main suite of bedroom, dressing room and en suite bathroom. Outside the attached double garage links through to the utility room and there is ample parking space at the front. The rear garden has a lovely southerly and sunny aspect and is very secluded, in all extending to approximately 0.3 acres.



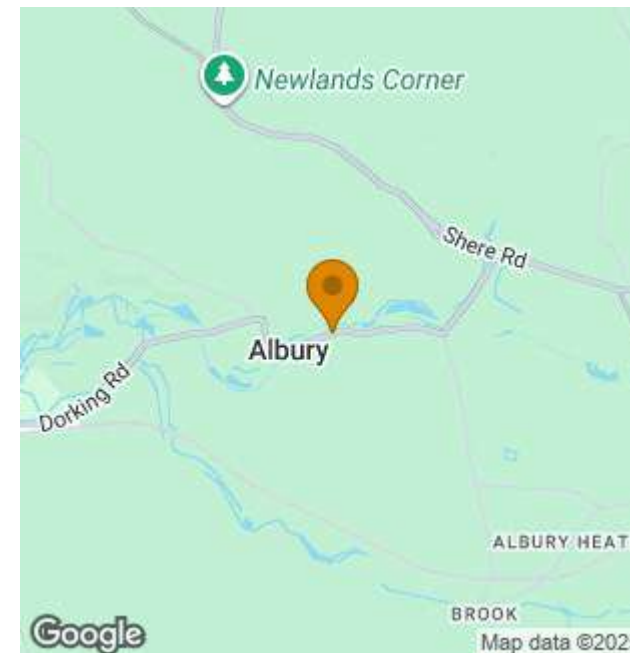


The Street, Albury

Approximate Gross Internal Area
Ground Floor (Including Garages)
137.7 sq m / 1482 sq ft
First Floor = 96.9 sq m / 1049 sq ft
Total = 234.3 sq m / 2522 sq ft

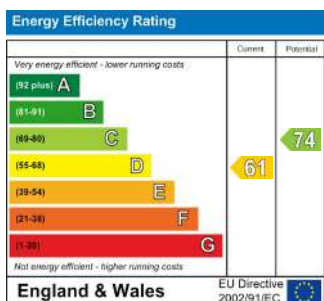


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



DIRECTIONS

From Guildford take the A281 to Shalford and turn left at the roundabout towards Wonerish. After leaving Shalford take the first turning on the left to Chilworth, Albury and Dorking and carry on through Chilworth and on to Albury. Continue past the post office, The Drummond Arms and the village shop and turn right opposite the village hall into the driveway serving the Holly House and Plane Cottage, and bear right to Holly House.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

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



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