

# The Forge

The Street, Albury, Guildford, Surrey









# A four bedroom charming period home situated in the heart of the village

Chilworth 1.7 miles, Shere 2.2 miles, Cranleigh 7.5 miles, Gomshall Station 3.2 miles,  
Guildford Station 5.4 miles (from 37 minutes to London Waterloo), Effingham Junction 9 miles (from 40 minutes to London Waterloo).

**Roads:** A3 (Guildford northbound) 5 miles, M25 (Wisley Junction 10) 10.1 miles

**Airports:** London Heathrow 25 miles, London Gatwick 21 miles

(All distances and times are approximate)



4



2



3

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## Summary of accommodation

Entrance hall | Drawing room | Dining room | Family room | Kitchen/breakfast room

Principal bedroom suite | Three further bedrooms | Two bathrooms

Utility room | Double garage | Gardens

**In all about 0.21 acres**



## Situation

Located in the charming village of Albury, this pretty cottage offers a unique blend of rural tranquillity and modern convenience. Positioned on The Street, this property provides access to Guildford, a short drive away. Guildford is known for its excellent shopping, dining, and cultural experiences, making it a vibrant hub for residents.



For families, the area is well-catered with educational institutions. Albury Church of England Primary School is approximately 0.2 miles away, making school runs convenient. Additionally, the renowned Guildford High School is around 4 miles from the property.



Commuters will appreciate the property's proximity to transport links. Chilworth railway station is 1.5 miles away, offering regular services to London and other key destinations. For those who prefer driving, the A25 provides a straightforward route to the A3 and M25, connecting you to the wider motorway network.



Outdoor enthusiasts will love the nearby Newlands Corner, a popular spot for walking and cycling, located 2 miles from the property. The Surrey Hills Area of Outstanding Natural Beauty is also accessible, offering spectacular landscapes and numerous recreational activities.



For daily essentials, the village of Albury has local shops and amenities, including a post office and a well-regarded pub. For more extensive shopping and leisure options, Guildford town centre is 4 miles away, providing a range of facilities from supermarkets to theatres.







## The Forge

This attractive period cottage offers a blend of historic charm and modern convenience. The property is ideal for those seeking a peaceful village lifestyle with access to Guildford.

Alongside its existing features, the property presents a wonderful opportunity to modernise and customise the space to suit your individual taste.



## LIVING SPACES

The house, which dates back to the 18th century, has been thoughtfully maintained and updated. The architecture exudes character with its period features, including exposed beams and a traditional fireplace. The interior is bright and airy, with large windows that allow natural light to flood in.

The accommodation comprises four spacious bedrooms, including a principal bedroom suite, and two well-appointed bathrooms. The ground floor features a welcoming living room, a separate dining room, and a modern kitchen equipped with built-in appliances.









## BEDROOMS & BATHROOMS





# FLOOR PLAN

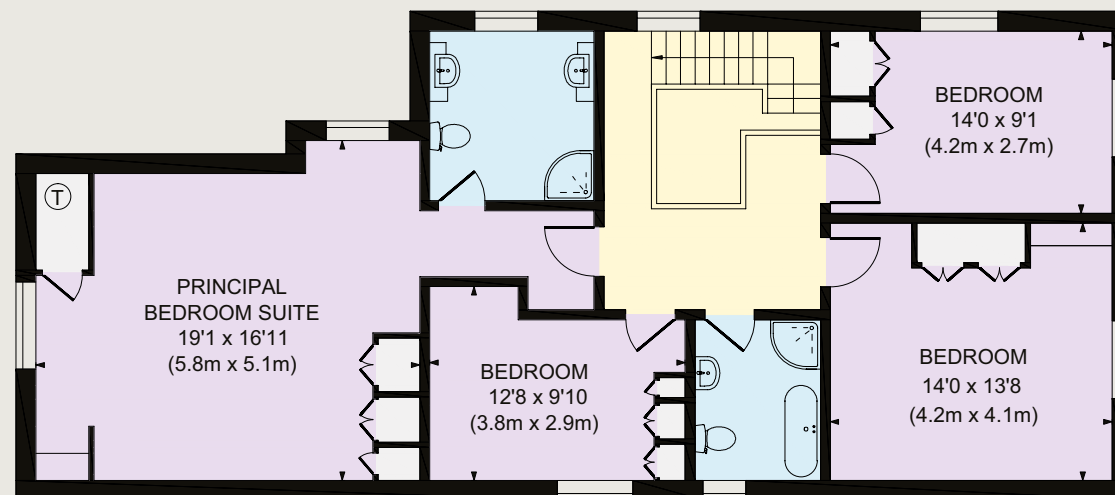
Approximate Gross Internal Floor Area

Main House 2203 sq. ft / 204.68 sq. m

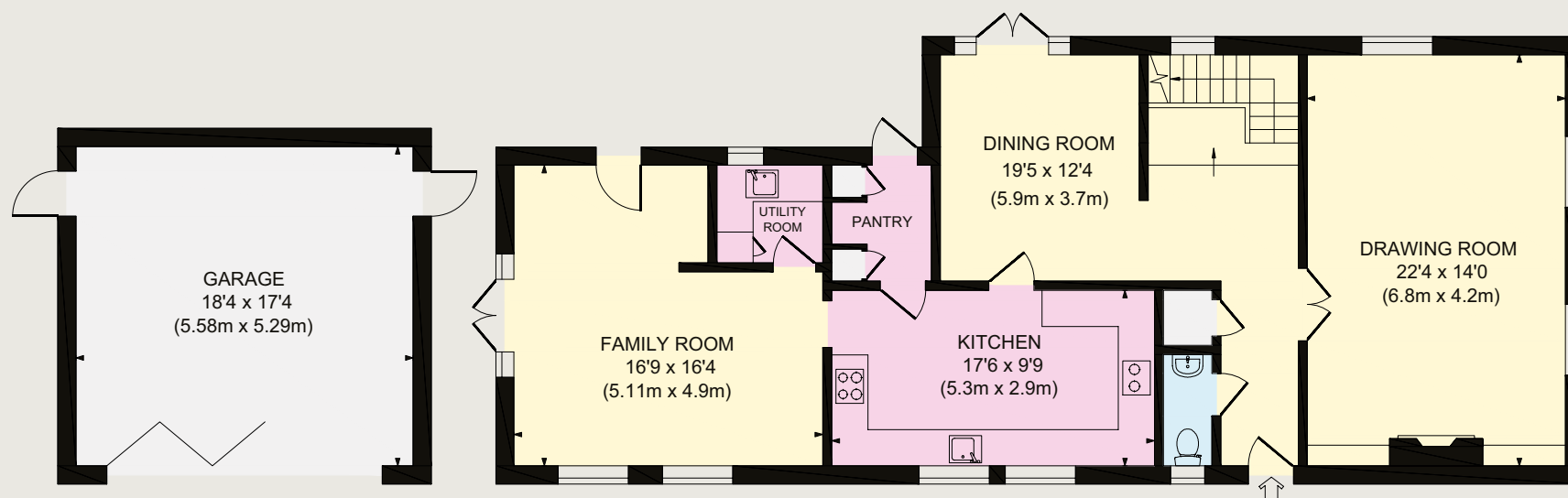
Garage 318 sq. ft / 29.51 sq. m

Total 2521 sq. ft / 234.20 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Garden and grounds

Outside, the property features a partly walled spacious garden with a great potential for customisation. The garden is bordered by mature trees and shrubs and has frontage on the stream at the end of the garden creating a private and tranquil setting.

The property also benefits from a spacious double garage, providing secure parking and additional storage space.







## Property Information

### Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

### Tenure

Freehold

### Local Authority

Guildford Borough Council – 01483 505050

### Council Tax

Band G

### EPC Rating

E

### Directions (Postcode: GU5 9AG)

From Guildford, follow the A246, Epsom Road, through Merrow to the traffic signals at West Clandon and here turn right on to the A25, towards Dorking. Follow this road for 2.3 miles and, on the dual carriageway, take the right hand slip road for the A248, Sherbourne Road, towards Albury. After 0.9 mile, in the centre of Albury village, the property will be found on the right, just past The Drummond Arms.

### Viewings

Viewing is strictly by appointment through Knight Frank.





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