

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

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.

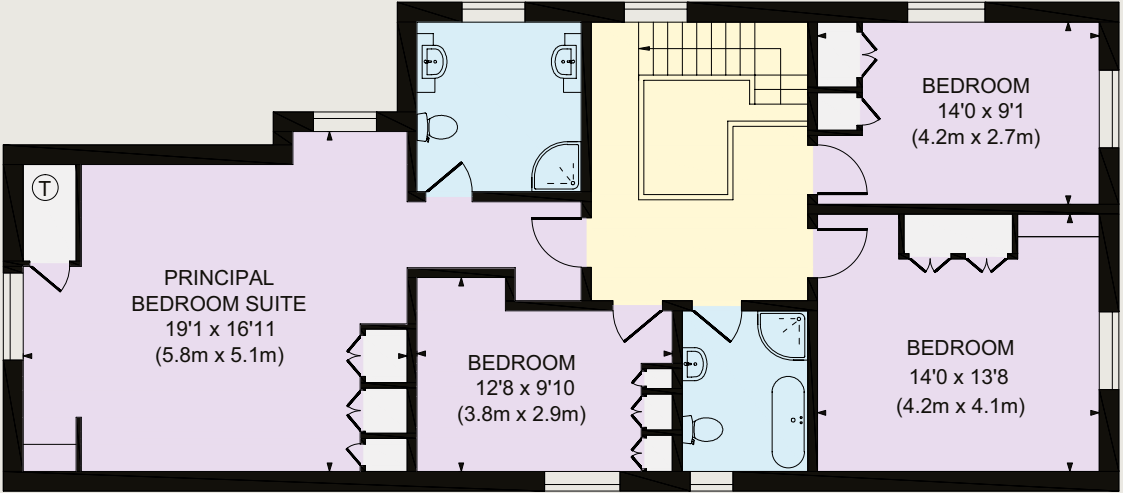
The house, which dates back to the 18th century, has been thoughtfully maintained and updated. The architecture exudes character with its period features, including exposed beams and a traditional fireplace. The interior is bright and airy, with large windows that allow natural light to flood in.

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.

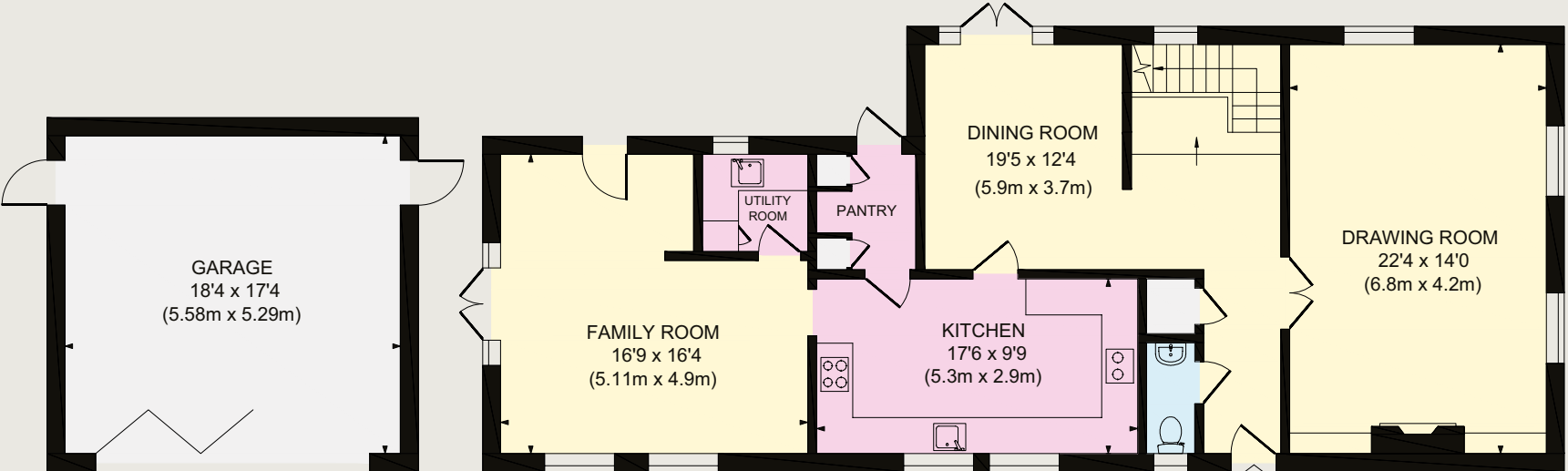




Approximate Gross Internal Floor Area
Main House 2203 sq. ft / 204.68 sq. m
Garage 318 sq. ft / 29.51 sq. m
Total 2521 sq. ft / 234.20 sq. m



First Floor



Ground Floor

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

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.





Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Morten Boardman

01483 617930

morten.boardman@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)