

# Winterfold Cottage

Farley Green, Albury, Surrey











# An exquisite property set in the heart of Winterfold Heath in an extremely quiet and peaceful position in the Surrey Hills Area of Outstanding Natural Beauty.

Cranleigh 3 miles, Guildford 9 miles (London Waterloo 32 minutes), Clandon 7 miles (London Waterloo from 53 minutes), London 37 miles

Roads: A3 11 miles, M25 (Wisley Junction 10) 14 miles

Airports: London Heathrow 25 miles, London Gatwick 22 miles

(All distances and times are approximate)



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## Summary of accommodation

Entrance hall | Drawing room | Study | Library | Family room | Dining room | Morning room | Kitchen/breakfast room | Porch | Pantry | Utility | Boot room | Cloakroom | WC

Principal bedroom with balcony, en suite and two dressing rooms | Four further bedrooms and three bathrooms

Gymnasium with shower room | Office | Music room

Double garage | Bike store | Gardeners WC | Single garage | Carport | Pool plant room | Shed

Swimming pool | Tennis court | Woodland garden | Large pond

In all about 3.66 acres and 7009 sq ft

There is a further 286.91 acres of surrounding woodland available by separate negotiation

## Situation

Winterfold Cottage is positioned in a quiet, rural location in the heart of Winterfold Heath near Albury. Cranleigh a flourishing village is about 3 miles away and offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants, and public houses. Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre. The very popular village of Shere is about 4 miles away with the smaller village of Farley Green under 2 miles away. Shere is a picturesque village which has two public houses, shops, restaurants, teashop, gallery and church as well as a wide range of other local businesses, village hall, a museum and surgery. In addition there is a village Lido as well as cricket and tennis clubs.



Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 9 miles to the north. Communications in the area are extremely good with excellent road and rail connections all within easy reach.



The A3 provides easy access to London to the north and the south coast and J10 of the M25 is approximately 14 miles away giving access to the national motorway network



providing good access to London's international airports of Gatwick and Heathrow. The local mainline station is at Guildford, offering a fast service to London Waterloo taking approximately 32 minutes.



The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.



Sporting facilities include racing at Sandown, Epsom and Ascot. Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey at Godalming, Cranleigh Golf and Leisure, The Wisley near Ripley, Bramley and Liphook. There is local fishing at Willinghurst Estate. The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.

## Winterfold Cottage

Winterfold Cottage is an exquisite and highly sought-after property located in the heart of Winterfold Heath, Surrey.

Nestled amidst the rolling hills of the Surrey Hills Area of Outstanding Natural Beauty (AONB), this charming property offers a rare combination of peaceful seclusion and convenient access to local amenities and transport links. The property is ideal for those looking to embrace a rural lifestyle without compromising on modern comforts.









## LIVING SPACES

















## BEDROOMS & BATHROOMS



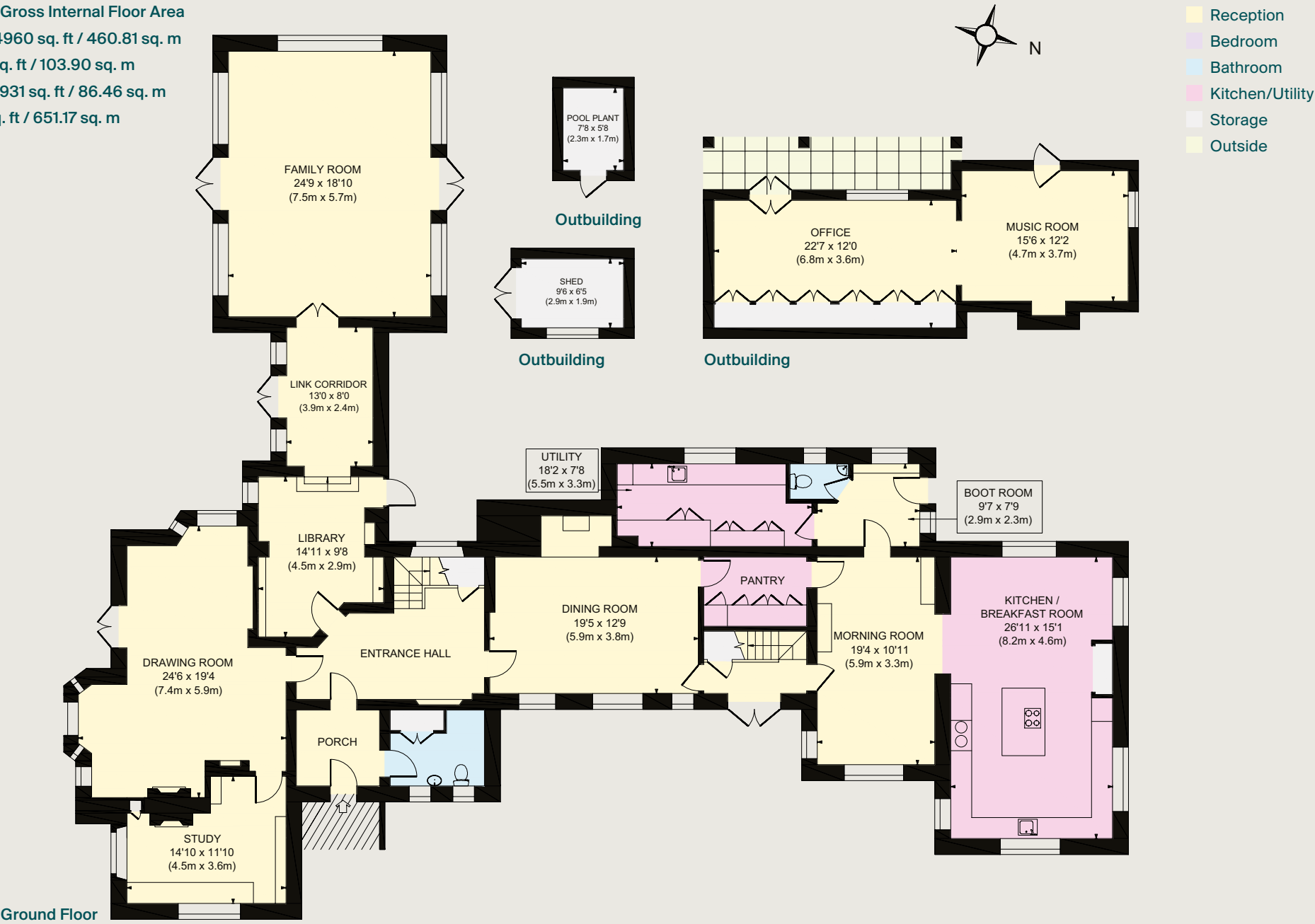






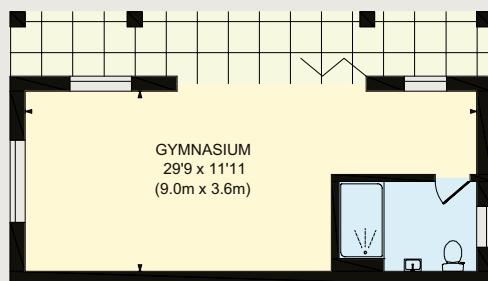
FLOOR PLAN

Approximate Gross Internal Floor Area  
Main House 4960 sq. ft / 460.81 sq. m  
Garage 1118 sq. ft / 103.90 sq. m  
Outbuildings 931 sq. ft / 86.46 sq. m  
Total 7009 sq. ft / 651.17 sq. m

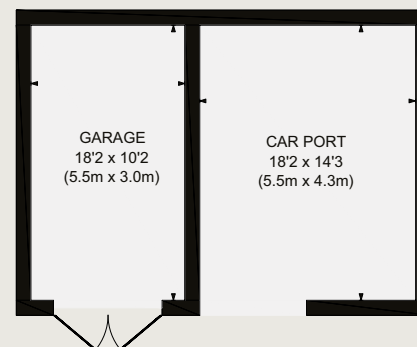


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

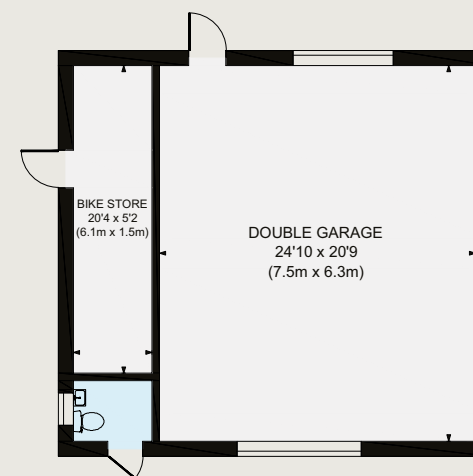




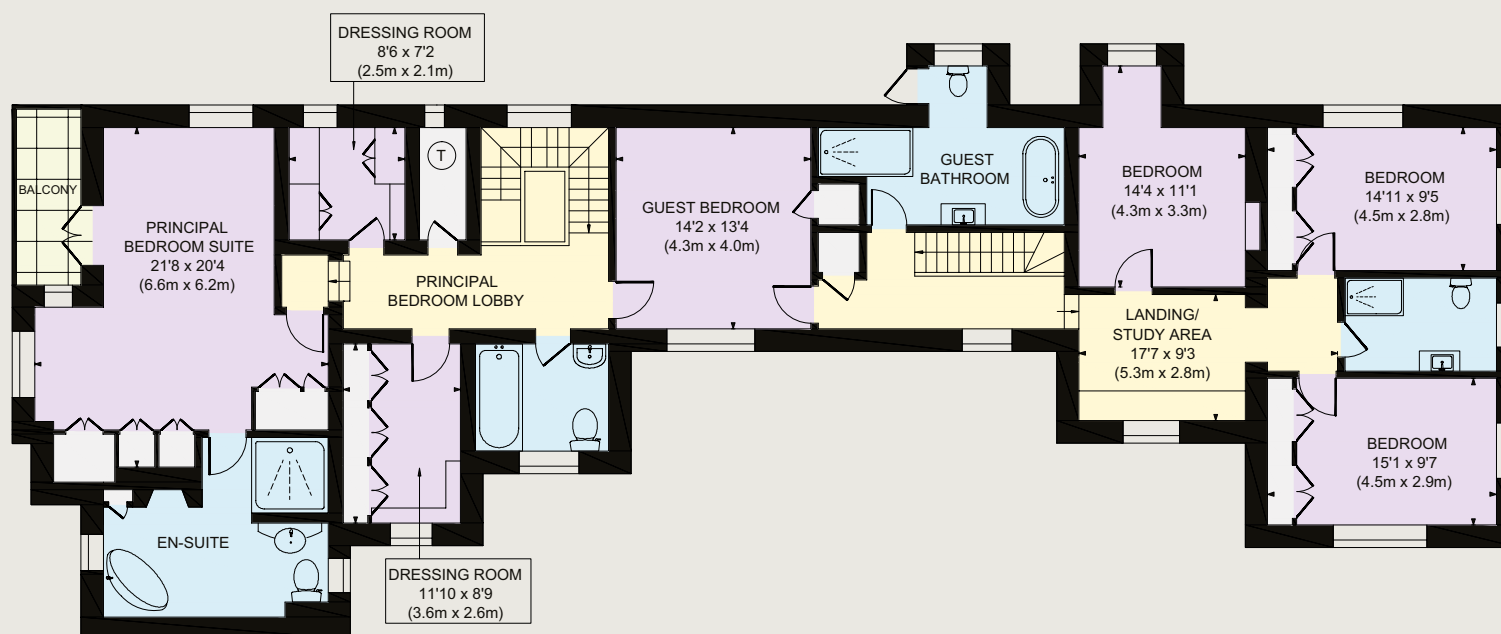
Outbuilding



Garage



Garage



First Floor





















# Property Information

**Services:** The client informs us that the property has mains electricity and water, oil fired central heating and private drainage.

**Local Authority:** Waverley Borough Council 01483 523333

**Council Tax:** Band H

**EPC Rating:** E

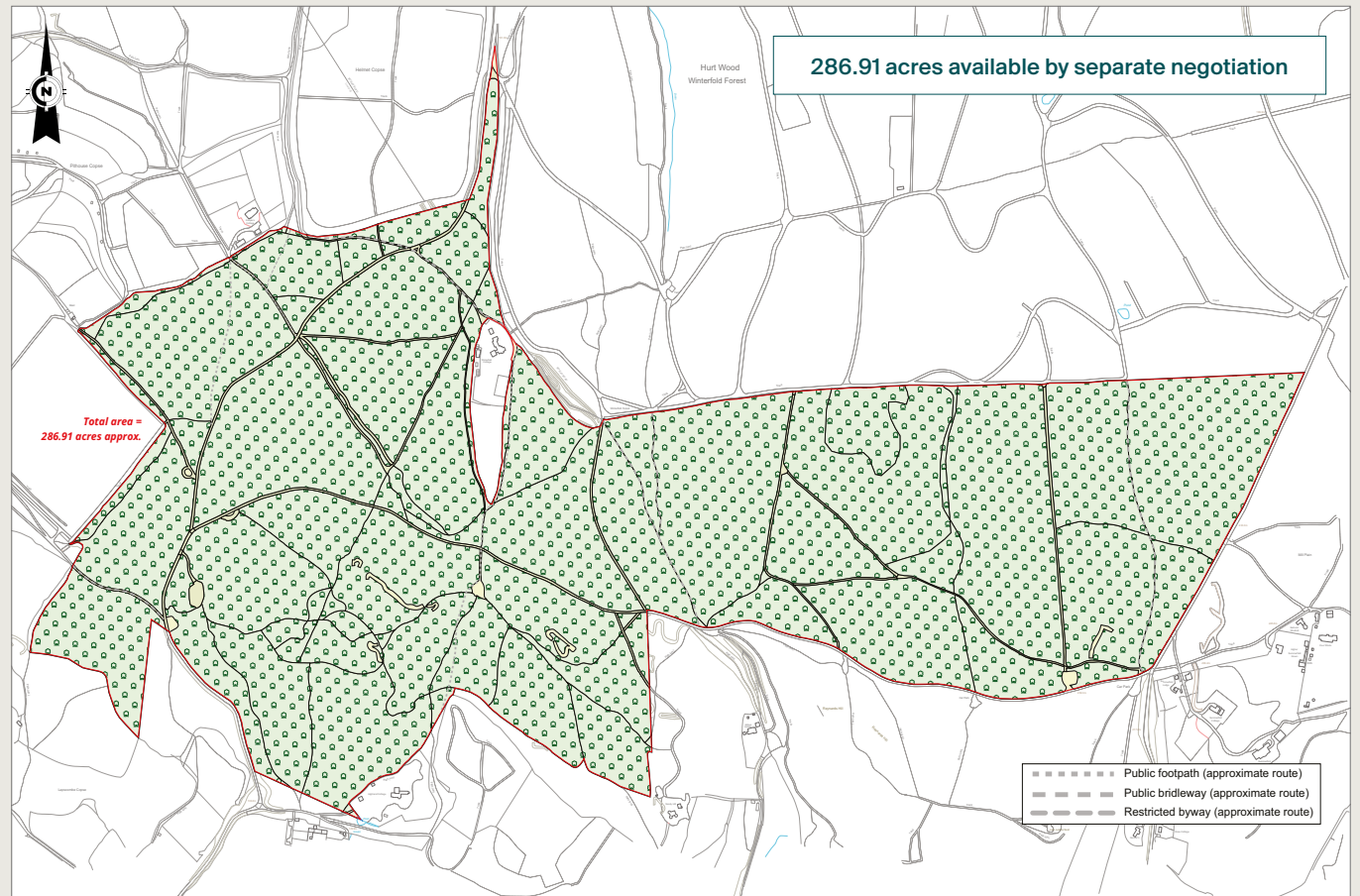
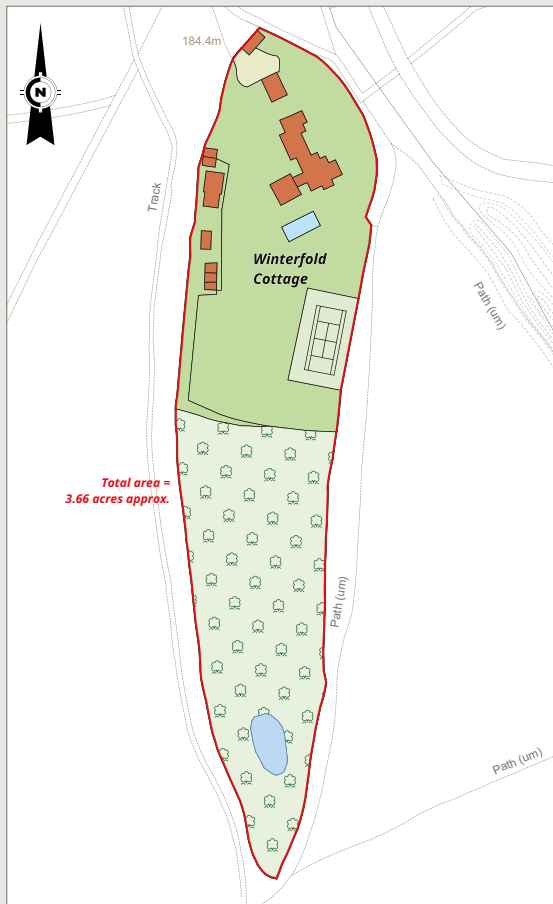
## Directions

Postcode: GU5 9EL

What3words: ///trades.emails.nerd

## Viewing

Viewing by prior appointment only with the agents Knight Frank.









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