



ALBURY PARK MANSION

Albury Park, Albury, Guildford



AN EXCEPTIONAL ONE BEDROOM DUPLEX APARTMENT IN ALBURY PARK MANSION

Summary of accommodation

Ground Floor: Sitting room | Cloakroom | Bedroom with en suite bathroom

Mezzanine Floor: Kitchen

In all about 5 acres of shared garden and grounds

Distances

Local towns: Albury 1 mile, Shere 2.1 miles, Chilworth 2.7 miles, Cranleigh 7.3 miles

Train stations: Chilworth station 2.3 miles (London Waterloo from 45 minutes), Gomshall station 3.1 miles (London Waterloo from 51 minutes)

Guildford mainline station 6.3 miles (from 33 minutes to London Waterloo), Godalming station 8 miles (London Waterloo from 39 minutes)

Roads: A3 West Clandon 5.5 miles, M25 (Wisley Junction 10) 9.9 miles

Airports: London Heathrow 26.6 miles, London Gatwick 20.8 miles

(All distances and times are approximate)

SITUATION

Albury Park Mansion is a prestigious residential development set within a Grade II* listed country house in the heart of the Surrey Hills Area of Outstanding Natural Beauty. Steeped in history, the mansion was originally built in the 17th century and later remodelled by famed architect Augustus Pugin in the 19th century, featuring Gothic-style interiors and grand architectural flourishes. The estate spans over 150 acres of landscaped parkland designed by the 17th-century diarist and garden designer John Evelyn. Residents enjoy access to formal topiary gardens, private woodland walks, and serene countryside views, all within a secure, gated environment. The estate's rich heritage includes hosting royal events and appearances in film.

There's an excellent selection of schools in the area including Cranleigh School in Cranleigh, Duke of Kent in Peaslake, Moon Hall School in Holmbury St Mary, The Royal Grammar School and Guildford High School in Guildford, Charterhouse in Godalming and St Catherine's in Bramley, to name just a few.

Albury offers a rare blend of idyllic rural living and excellent connectivity. Conveniently located near Guildford and Godalming, residents benefit from swift access to mainline rail services and a broad range of amenities.

The surrounding countryside invites exploration with scenic walking routes such as the Tillingbourne Trails and panoramic views from Newlands Corner and St Martha's Hill- perfect for those who enjoy an active lifestyle.

Local attractions include the acclaimed Albury Vineyard and Silent Pool Distillery, both renowned for exceptional craftsmanship in tranquil settings. A short walk from Albury is the neighbouring village of Shere, celebrated for its unspoilt charm and period architecture.

Adding to the area's appeal are several prestigious golf clubs within close proximity, including Guildford, Clandon, Cranleigh, Bramley and Effingham.





THE PROPERTY

- Charming duplex apartment
- Double bedroom with built in wardrobes and en suite bathroom
- Large living room
- Tall ceiling heights throughout
- Well maintained
- Allocated parking for one car
- Two separate entrances to the property

GARDEN AND GROUNDS

The property is complemented by spectacular communal gardens and grounds extending to approximately five acres, offering residents beautifully landscaped green spaces designed for both relaxation and recreation.



PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band C

EPC Rating: E

Tenure: Share of freehold

Service charge: £2,400 per annum

Ground rent: £300 per annum

Directions

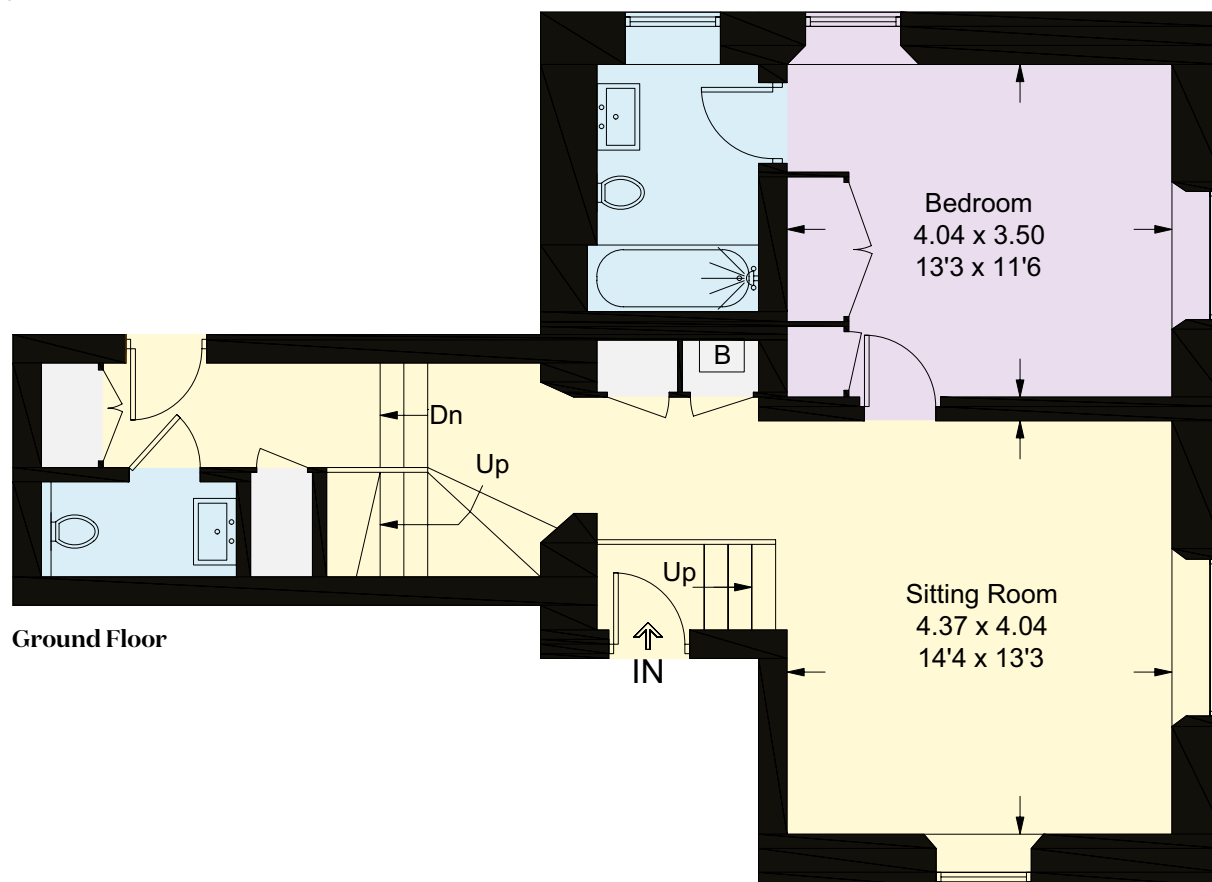
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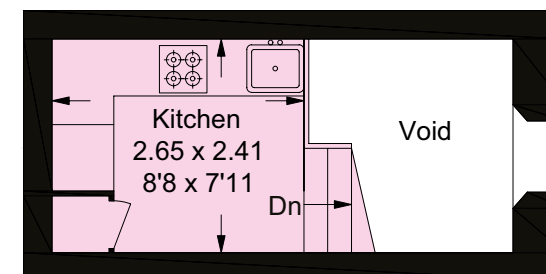
Viewings: Viewing is strictly by appointment through Knight Frank.



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



Ground Floor



Mezzanine Floor

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft
(Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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