



HEATHFIELD COTTAGE

Albury, Guildford, Surrey





A PERFECTLY SITUATED COTTAGE, WITH AMAZING POTENTIAL TO EXTEND AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Outbuildings: Garden room | Double garage | Brick built store

In all about 0.35 acres

Distances

Local towns: Albury 1.5 miles, Shere 1.2 miles, Chilworth 3.2 miles Cranleigh 6.2 miles

Train stations: Chilworth station 2.8 miles (London Waterloo from 45 minutes), Gomshall station 2.8 miles (London Waterloo from 51 minutes), Clandon Station 4.9 miles (London Waterloo from 53 minutes), Guildford mainline station 7 miles (from 33 minutes to London Waterloo),

Godalming station 9.8 miles (London Waterloo from 39 minutes)

Roads: A3 West Clandon 6.2 miles, M25 (Wisley Junction 10) 10.5 miles

Airports: London Gatwick 20.6 miles, London Heathrow 25.8 miles

(All distances and times are approximate)

SITUATION

Set within the Surrey Hills Area of Outstanding Natural Beauty, Albury Heath captures the charm and character of traditional English hamlet living. Enveloped by unspoilt heathland, rolling countryside and centuries old woodland, it presents an idyllic and tranquil setting, offering a true retreat from the pace of modern life.

Albury combines the serenity of rural living with superb connectivity, with Guildford and Godalming just a short drive away, providing swift rail links and an excellent array of amenities. Albury is steeped in character with notable landmarks including the magnificent Albury Park, the historic Albury Park Mansion, and the picturesque Church of St Peter & St Paul.

For those drawn to the outdoors, the surrounding landscape affords a wealth of leisure pursuits, from the scenic trails of Tillingbourne Tales to the far-reaching views at Newlands Corner, the peaceful charm of St Martha's Hill and some of the best mountain biking in the country.

Among the area's highlights are William IV which is an excellent public house built in the 16th century and recently refurbished in 2024, the acclaimed Albury Vineyard and the Silent Pool Distillery, each renowned for their exceptional craftsmanship and idyllic surroundings. Just a short stroll away lies the neighbouring village of Shere, widely admired for its timeless charm and beautifully preserved period architecture.

There's an excellent selection of schools in the area including Cranleigh School in Cranleigh, Duke of Kent in Peaslake, Charterhouse in Godalming, St Catherine's in Bramley and The Royal Grammar School, Guildford High School and Tormead all in Guildford.







THE PROPERTY

Heathfield Cottage is wonderfully situated in a quiet location, surrounded by endless walks and beautiful countryside.

The property is a well-maintained detached home that offers the incoming purchaser a fantastic opportunity to upgrade and extend further, subject to the usual planning consents.

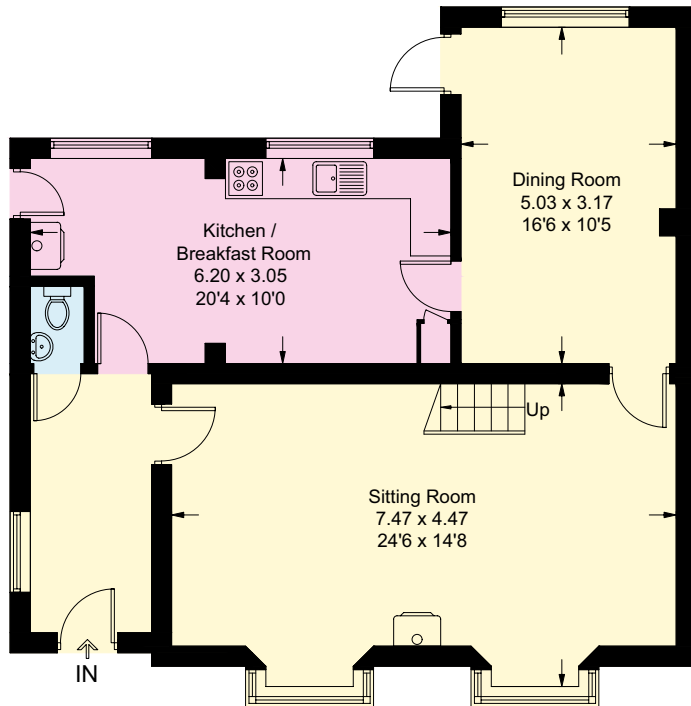
On the ground floor, there is a spacious sitting room with a large central wood-burning stove. There is also a dining room that leads into the kitchen, which enjoys views of the rear garden.

On the first floor, there are four bedrooms, one with an en suite, as well as a large family bathroom.

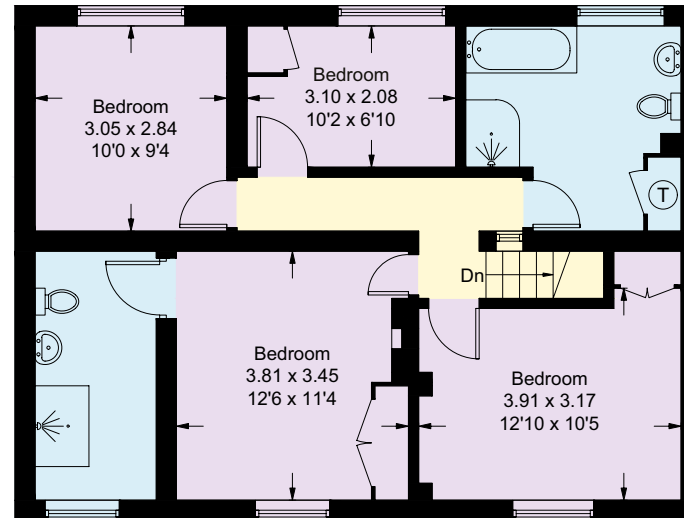




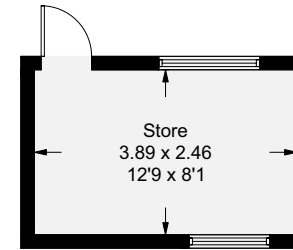
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



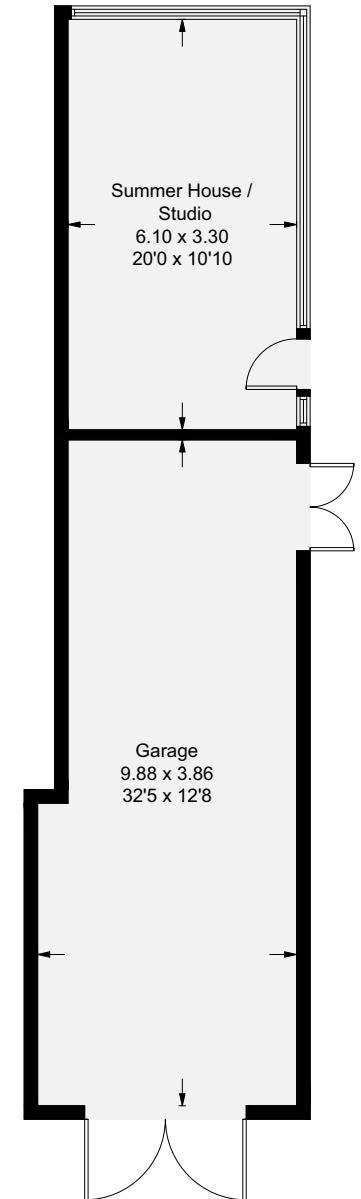
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
 Outbuildings = 66.5 sq m / 716 sq ft
 Total = 211.7 sq m / 2279 sq ft

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.









GARDEN AND GROUNDS

Heathfield Cottage is set behind a five-bar wooden gate and a picket fence. There is enough space on the drive for approximately two cars, along with a double garage and an attractive front garden.

The rear garden is south-east facing and generously sized. Doors from the kitchen and dining room open onto the rear paved terrace, where a summer room can also be found.

The back garden is flat, mostly laid to lawn, and bordered by mature hedging, creating a strong sense of privacy.









PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, private drainage, and oil-fired central heating. The property also benefits from the option of B4SH broadband which provides up to 1 Gig/1,000Mb.

Local Authority: Guildford Borough Council: 01483 505050

EPC Rating: E

Council Tax: Band G

Tenure: Freehold

Directions

Postcode: GU5 9DD

What3words: ///shape.tables.likes

Viewings: Viewing is strictly by appointment through Knight Frank.

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