

YEW TREE COTTAGE

Albury, Guildford, Surrey





A SECLUDED, CHARACTERFUL COTTAGE SET WITHIN MATURE GARDENS, WITH A SEPARATE ANNEXE

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Dining room | Reception room

First Floor: Principal bedroom with en suite | Two further bedrooms

Outbuildings

Annexe: Living area/bedroom | Shower room

Two stables

In all about 1 acre

Distances

Local towns: Shere 1.4 miles, Albury 1.7 miles, Chilworth 3.4 miles Cranleigh 6.4 miles

Train stations: Gomshall station 2.6 miles (London Waterloo from 51 minutes)

Chilworth station 3 miles (London Waterloo from 45 minutes), Clandon Station 5 miles (London Waterloo from 53 minutes)

Guildford mainline station 7 miles (from 33 minutes to London Waterloo)

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

Airports: London Gatwick 20.3 miles, London Heathrow 27.3 miles

(All distances and times are approximate)

SITUATION

Nestled within the Surrey Hills Area of Outstanding Natural Beauty, Albury Heath embodies the timeless charm of a quintessential English hamlet. Surrounded by unspoilt heathland, rolling countryside, and an ancient woodland, it offers an idyllic, tranquil backdrop- a genuine sanctuary from the pace of modern living.

Albury pairs the serenity of rural life with exceptional accessibility. The nearby towns of Guildford and Godalming are just a short drive away, providing fast rail connections and a wealth of amenities. Rich in heritage, Albury is home to notable landmarks such as the distinguished Albury Park, the historic Albury Park Mansion and the picturesque Church of St Peter & St Paul.

For lovers of the outdoors, the surrounding countryside offers an abundance of leisure opportunities- from the picturesque trails of Tillingbourne Tales and the sweeping views of Newlands Corner, to the serene beauty of St Martha's Hill and some of the finest mountain biking terrain in the country.

Among the area's highlights is the William IV, a distinguished 16th century public house recently refurbished in 2024, and the popular Albury Vineyard and Silent Pool Distillery, both acclaimed for their exceptional craftsmanship and picturesque settings. A short stroll away lies the neighbouring village of Shere, much admired for its enduring charm and beautifully preserved period architecture.

There's an exceptional 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

This charming semi-detached red brick cottage is discreetly positioned at the end of a private driveway and set within beautifully mature gardens. Upon entering, the entrance hall seamlessly connects the kitchen/dining room with two elegant reception rooms and a practical utility room.

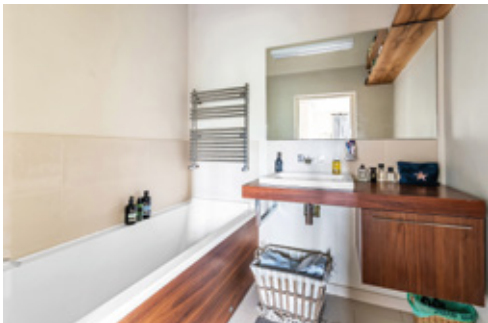
The kitchen has been thoughtfully designed to maximise storage while maintaining ample space for dining, complemented by a delightful dual aspect overlooking the gardens. The principal reception room is an inviting space, enjoying far-reaching views and a feature fireplace - the perfect setting for relaxing evenings. The second reception room offers versatility, serving equally well as a family room, study of additional entertaining space, and provides access to the first floor accommodation.







Upstairs, three well-proportioned bedrooms each benefit from a distinct garden outlook, with the principal bedroom further enhanced by an en suite bathroom.







Approximate Gross Internal Area
 Main House 1286 sq. ft / 119.50 sq. m
 Outbuildings 372 sq. ft / 34.60 sq. m
 Annexe 393 sq. ft / 36.50 sq. m
 Total 2051 sq. ft / 190.60 sq. m

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

The property is approached from the heath via a long tarmac driveway, leading to a gravelled parking area. Paved steps, flanked by a characterful well, descend to the gardens where a terrace adjoins the house, creating the perfect spot for outdoor entertaining. Beyond lies a further gravelled area and a neatly kept lawn, all beautifully bordered and enhanced by colourful flower beds. A charming walkway extends to the paddock, which runs alongside the more formal gardens and benefits from detached stables.

OUTBUILDINGS

A detached annexe is a notable addition to the grounds, offering a generous and contemporary living space with vaulted ceilings, a kitchen area, and a stylish shower room- ideal for guests, extended family or as a private workspace.







PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: G

Tenure: Freehold

Directions

Postcode: GU5 9DD

What3words: ///bump.piano.system

Viewings: Viewing is strictly by appointment through Knight Frank.

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