

# TERRA COTTA

Independent Estate Agents



## MILL LANE, ALBURY

An immaculately presented 3-bedroom semi-detached family home set within a particularly peaceful, rural setting, with a stream, waterfall, lake, woodland, and stunning rural views, on the edge of Albury village in an Area of Outstanding Natural Beauty. The property has been the subject of substantial upgrades to include shutters to all windows and oak wood flooring and tiled flooring throughout. The ground and first floors are concrete construction with superb sound insulation. To the front of the property there is a dedicated parking space and visitor parking spaces (there is also a garage with power and automatic door accessed to the side of No. 4). There is a picket fence and gate leading to the front garden. This is laid to lawn with mature shrubs, trees and flower borders, with a paved path leading to the front door. There is an extensive and very private paved area to the rear of the property, with pergolas and built in seating, perfect for entertaining. A post & rail fence with gate then leads to the remainder of the generous garden, which has invisible boundaries, with mature trees, and leads right down to the stream. The property is surrounded by woodland and fields, with exceptional views to all sides. The lane provides direct access to country walks in the Surrey Hills and up to St Martha's Church and Newlands Corner. This exceptional rural location is very peaceful yet is within a circa 10–15-minute walk of Albury village and The Drummond, or Chilworth Station and the Percy Arms. Must be seen!



**OIEO £795,000 Freehold**

To arrange a viewing please call 01483 205150