



**Chennels West, Brook Lane, Albury, Surrey GU5 9DH**

**Price £1,325,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

A spacious & very well presented 4 bedroom grade II listed property set in a 1/4 acre garden with swimming pool & stunning views over fields to the rear, located in a quiet, sought after road within a 3 minute drive of the A25 & Shere village. Ground floor accommodation comprises a 22ft dual aspect sitting room with feature log burner, pine floorboards, storage cupboards & a part-beamed ceiling. This leads through to a dining room with a feature log burner & terracotta tiled flooring, which is open plan to a well fitted kitchen offering an extensive range of low level & wall mounted units, a butler sink, pitched part-beamed ceiling, a continuation of the tiled flooring & with a door providing access to the rear garden. From the dining room a further door leads into a utility/shower room which also has a wc & basin. There is a large L-shaped bedroom on the lower ground floor which has 2 windows & good light. The first floor offers a principal bedroom with fitted wardrobes & an ensuite shower room & a 2nd double bedroom with fitted wardrobes & inset beams in the walls. On the top floor (which has a pitched roof with ceiling beams), there is a further bedroom & a bathroom with freestanding bath, wc & basin. To the front of the property, there is a gravelled area of off-street parking for 3 cars, with gated access leading to the rear where there is a shed & small paved area leading to a large raised terrace area. This has foundations in place underneath in line with the planning permission that was granted to square off the back of the property to create a large kitchen/breakfast room with double doors leading to the garden (there are plans for either an extended kitchen & dedicated utility room or a further bedroom & ensuite). Steps lead down (with a storage cupboard under the kitchen) to a large garden of just over 1/4 acre, which is mainly laid to lawn with mature trees & shrubs, with a swimming pool & a further shed. The property benefits from fantastic views over fields to the rear & is located within walking distance of recently refurbished King William IV pub, in the more rural Albury Heath area. Must be seen !

## Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London, continue past the William IV pub on your right, under the railway bridge bearing right into Brook Lane where you will find Chennels West on your left hand side (circa half way down).

## Situation :

Situated in a very peaceful location in the heart of the Surrey Hills, within a short walk of the King William IV pub in Little London, within 1 mile of Shere & Albury villages & providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh. There is easy access to bridle paths leading to Albury Heath, Farley Green and Blackheath, & a riding school just along the road.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band G - £3,921.26 per annum (2024-25)**

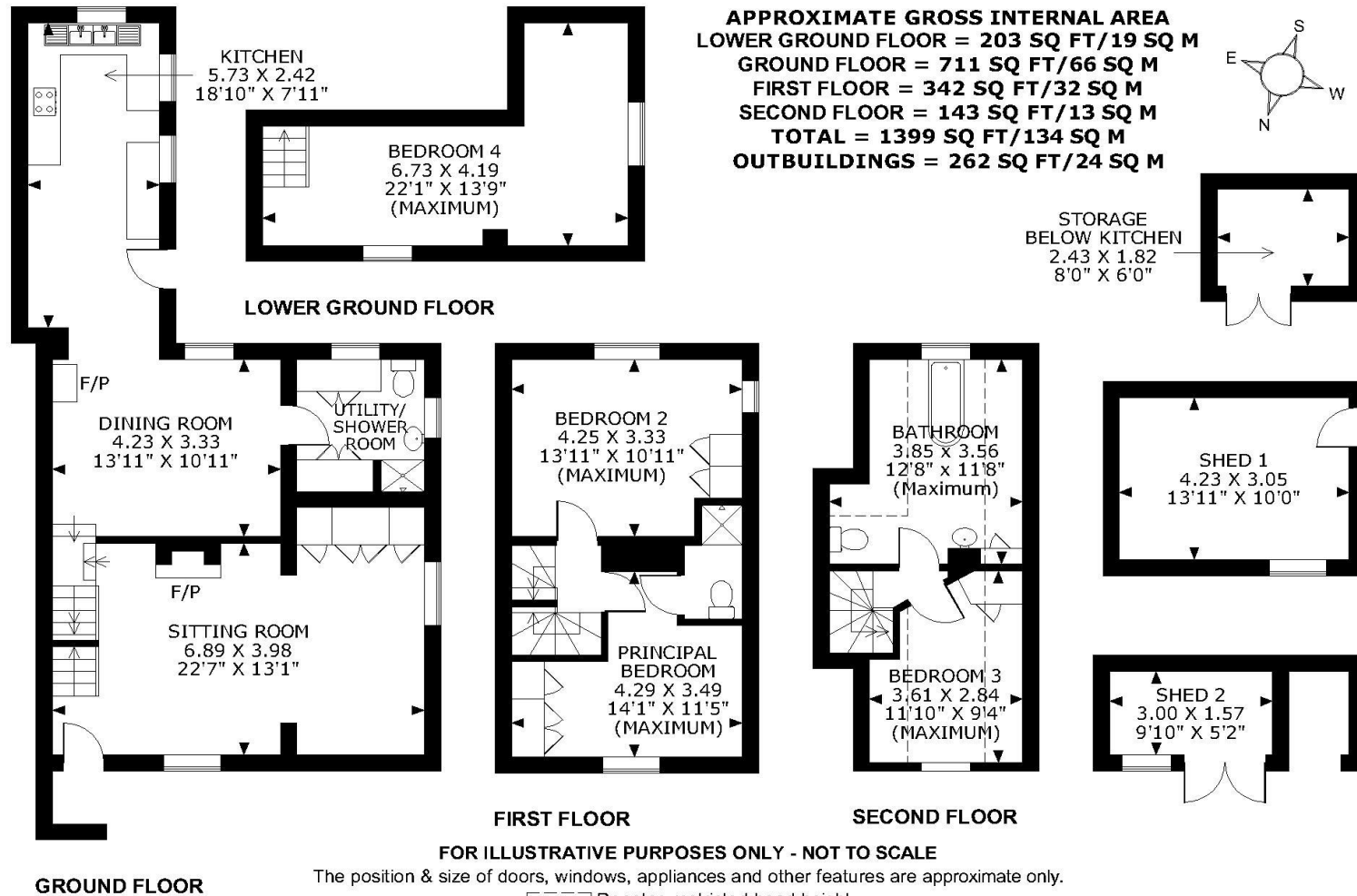
**All mains services except oil rather than gas & a septic tank rather than mains drains**

**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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## Terra Cotta (Estate Agents) Ltd

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## Opening Hours

Monday to Friday 09:00am – 5:30pm  
 Saturday 09:30am – 5:00pm