



**Dragonfly Cottage, Little London, Albury**  
**Surrey GU5 9DG**  
**Price £1,100,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

A newly constructed & very high specification 3 bed, 2 bath semi-detached cottage with garage, garden & exceptional views located in a quiet road in the heart of Little London, an exceptionally sought after location on the borders of Albury & Shere where properties seldom become available, the opportunity to purchase a new build is unique. Accommodation comprises an entrance hall with cloaks cupboard & wc, a large, superbly fitted bespoke kitchen comprising an extensive range of units to include breakfast bar with quartz worktops, double oven, induction hob, full size integrated fridge, separate low level freezer, integrated dishwasher (all Siemens appliances) & display lighting, open plan to a good size dining area leading to a separate utility cupboard with plumbing for washer/dryer. This leads into a living room with a feature log burner & an orangery with roof lantern & double doors leading out to the patio & rear garden. Upstairs offers a principal bedroom with stunning views over fields to the front & an ensuite shower room, 2 further double bedrooms (1 with fitted wardrobes) & a family bathroom with bath & wall mounted shower. The property benefits from an air source heat pump, engineered oak flooring, porcelanosa tiles & underfloor heating throughout via ASHP. To the front of the property there is a small lawned garden with landscaped borders enclosed by a picket fence with a gate providing access to a path leading to the front door. There is a driveway to the side of the house leading to an area of off-street & a semi-detached brick built garage (with pedestrian door to garden). A gate to the side of the garage also provides access to the rear garden, which is mainly laid to lawn with a good size patio to the rear of the house. Situated in an exceptionally quiet, rural & desirable location with views to front & rear within a short walk of the newly refurbished King William IV pub, within a 5 minute drive of Shere, Albury & the A25. 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, where you will find Dragonfly Cottage circa 100 yds beyond the pub on your right.

## Situation :

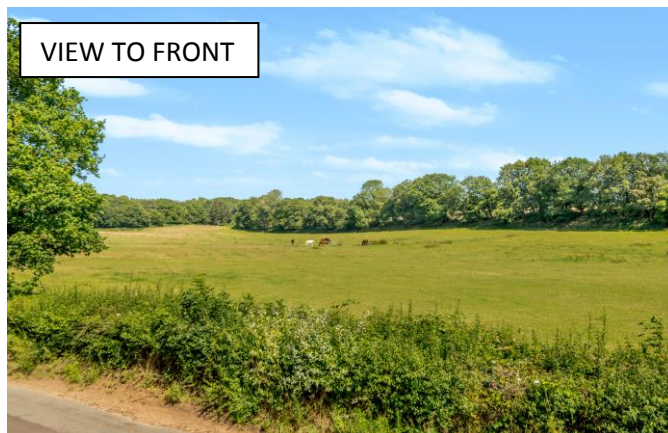
Situated in a very peaceful location in the heart of the Surrey Hills, within a short walk of the King William IV pub in Little London, within 1 mile of Shere & Albury villages & providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridleways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



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

**Council Tax - Guildford – Band G**  
**(£3921.26 per annum (2024-25))**

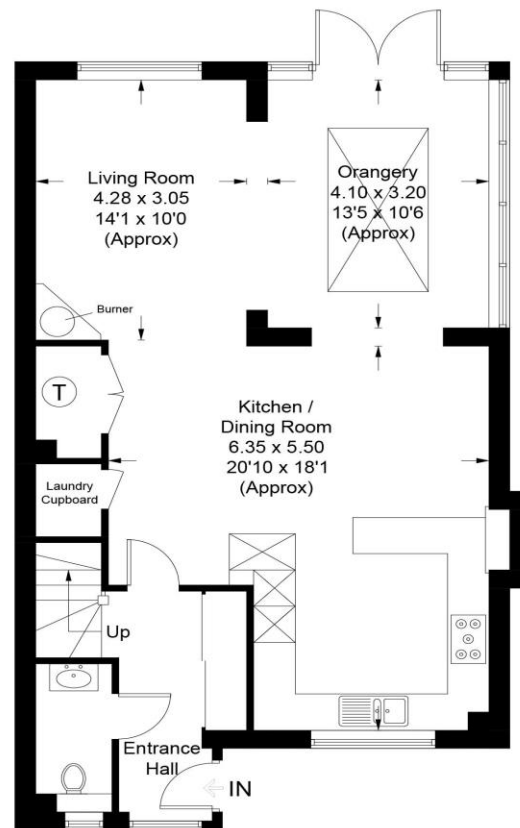
**Services - air source heat pump,**  
**mains water & electricity,**  
**& an individual Klargestar**  
**rather than mains drains**



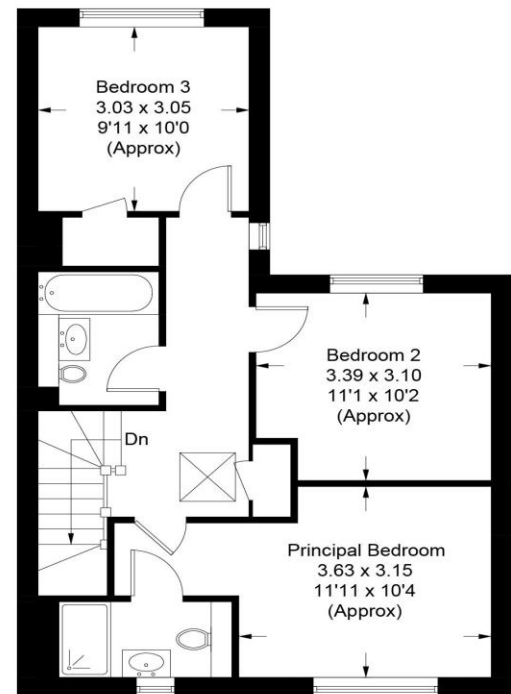
Please call 01483 205150 to arrange a viewing



# Dragonfly Cottage, Little London, Albury, Surrey GU5 9DG



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft

This plan is for layout guidance only, measurements are Approximate, not to scale. [www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2024

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **Terra Cotta (Estate Agents) Ltd**

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## **Opening Hours**

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