



Summer Breeze, Little London, Albury, Surrey GU5 9DG

Price £1,395,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

An extended & completely refurbished 3 double bed, 2 bath family home with detached garage (with annexe/4th bedroom potential) & panoramic views over fields to 3 sides, set well back from the road in the extremely sought after rural hamlet of Little London, on the borders of Albury & Shere. Accommodation comprises an entrance hall with cloaks cupboard, wc & a large utility room, a good size dining/family room with fitted low level storage cupboards & stairs to the first floor. This then leads through to the sitting room, with fitted low level storage cupboards & a feature log burner & a large arch provides access to the superbly fitted kitchen/breakfast room, with an extensive range of units including integrated appliances with solid quartz worktops, a central island with breakfast bar & 3 pendants over, a further range of units with worktop & breakfast bar over to the side & double sliding doors leading out the decked area & garden. Upstairs offers a 20ft triple aspect principal bedroom with stunning views over fields to all sides & extensive low level storage, a 2nd double bedroom with fitted wardrobes & an ensuite shower room, a 3rd double bedroom with fitted wardrobes & low level storage cupboards & a family bathroom with a bath, separate walk-in wet room style shower, basin & wc. The property has been upgraded to a very high specification to include the electrics, plumbing, new roof, replastering, insulation, solid wood floorings, underfloor heating etc. Outside a long driveway leads from the road to a five bar gate (with electrics underground in readiness for connection if required) to an extensive gravelled area of parking & a detached wood clad garage/workshop with a staircase leading up to a large room with windows set slightly into the eaves suitable for an office space/potential annexe stpp (all services are in place ready for conversion). The front garden is mainly laid to lawn with hedging & steps up to the front porch & door. A paved area leads round to the side of the property, where there is an extensive decked area (to the rear of the kitchen), & a large lawn with walled garden/mature hedging to the rear. The property is extremely private & near to facilities yet boasts one of the most extensive views possible. Must be seen to be fully appreciated !

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, and Summer Breeze is accessed via the second driveway on the left (just past the parking for Appletree Cottage).

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 further access to 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	60 D	69 C
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band F £3,398.43 (2024-25)

All Mains Services except a private cess pit rather than mains drains & LPG (gas) rather than mains

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Please call 01483 205150 to arrange a viewing

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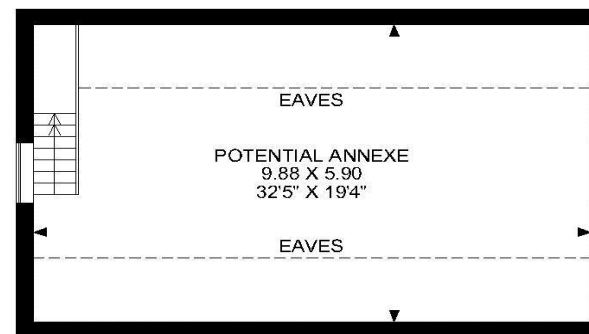
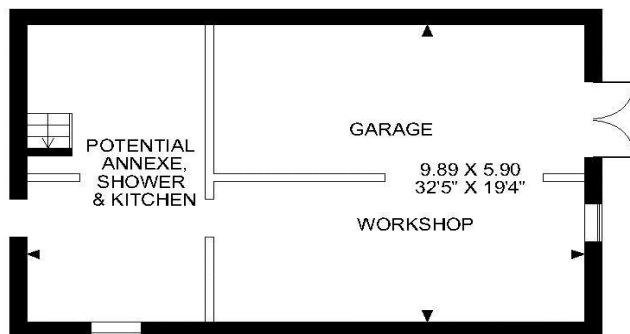
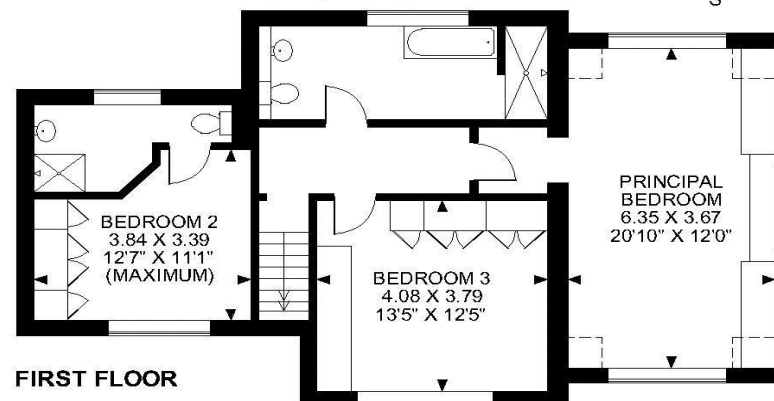
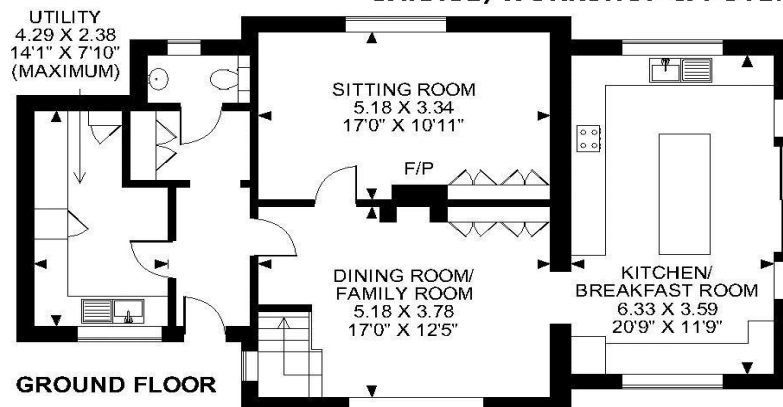
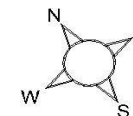
APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 882 SQ FT/82 SQ M

FIRST FLOOR = 822 SQ FT/76 SQ M

TOTAL = 1704 SQ FT/158 SQ M

GARAGE/WORKSHOP & POTENTIAL ANNEXE = 984 SQ FT/91 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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