



Appletree Cottage, Little London, Albury, Surrey GU5 9DG

Price £925,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A superbly presented 2-3 bedroom character cottage with large garden (with Shepherds hut), detached garage, extensive off-street parking & views situated in a very sought after rural hamlet on the borders of Albury & Shere. Ground floor accommodation comprises a dual aspect sitting room with feature log burner & fitted storage cupboards with shelving over, a separate dining room with low level panelling to the walls & an understairs cupboard housing a wc & basin. An archway leads through to a well fitted kitchen with an extensive range of low level & wall mounted units complemented by solid wood worktops, to include integrated appliances, 2 velux windows & a door leading out to the side courtyard. This opens up into the family room/possible 3rd double bedroom which boasts a pitched roof, old wooden ceiling beam, storage units & double doors leading out to a large paved patio with gazebo, with steps up to the lawned garden. Upstairs offers a large double bedroom with an original fireplace & fitted wardrobes & a 2nd double bedroom with an original fireplace enjoying views over the additional parking area & fields beyond. There is also a spacious & well fitted bathroom offering a bath with hand held shower, a separate corner shower cubicle, a basin set into a vanity unit, wc & fully tiled walls. Outside there is a small front garden enclosed by picket fencing. A gravelled driveway with double gates to the side provides an area of off-street parking for several cars & access to a detached garage, with up-and-over door, power & light. There is also a paved courtyard providing direct access into the kitchen & double gates lead through to the enclosed rear garden. This is mainly laid to lawn, with mature trees, shrubs & flower borders, with raised vegetable beds, a potting shed & recently constructed Shepherds Hut at the far end. This Hut offers underfloor heating, Wi-fi & incorporates a reception area & built-in bed (with area below for a dog bed). There is an additional area of parking for 2-3 cars on the opposite side of the road. This special cottage has undergone extensive upgrades to include recent plumbing upgrades, a new oil tank, fully insulated floors, walls & ceilings & an air filtration system. 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, and Appletree Cottage is first on the right after the 3 new builds. Parking is available opposite the property and just before the driveway for Summer Breeze.

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 (a lovely walk through fields takes you directly into 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

All Mains Services except oil rather than gas & a cesspit rather than mains drains

Your Local Independent Estate Agent



INSIDE THE SHEPHERDS HUT

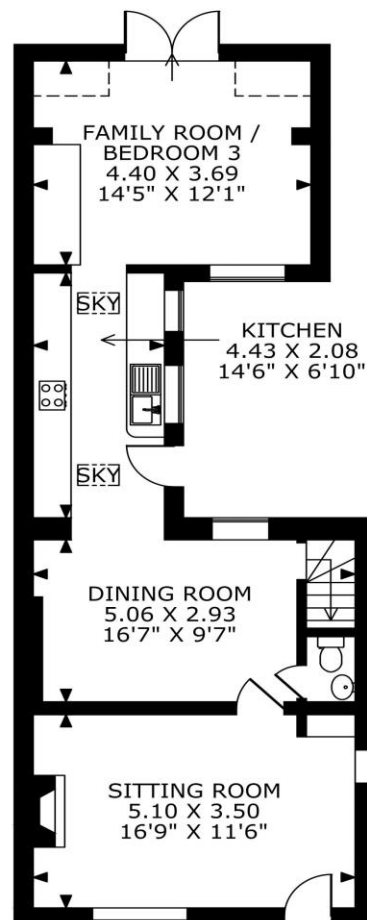


PARKING OPPOSITE & VIEWS BEYOND



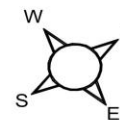
Please call 01483 205150 to arrange a viewing

Appletree Cottage, Little London, Albury, Surrey GU5 9DG

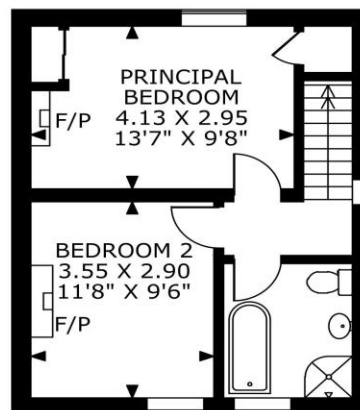
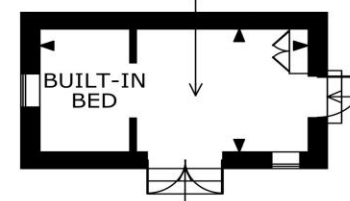


GROUND FLOOR

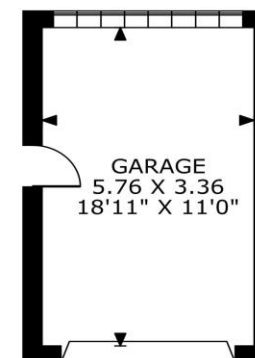
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 627 SQ FT/58 SQ M
FIRST FLOOR = 369 SQ FT/34 SQ M
SHEPHERDS HUT = 156 SQ FT/14 SQ M
TOTAL = 1152 SQ FT/106 SQ M
GARAGE = 208 SQ FT/19 SQ M



SHEPHERDS HUT
 4.25 X 2.22
 13'11" X 7'3"

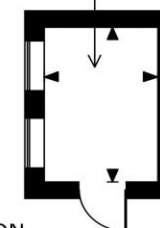


FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION

POTTING SHED
 2.80 X 1.80
 9'2" X 5'11"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636387/NJD

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

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm