



Bourneside, The Street, Albury, Surrey GU5 9AD

Price £2,500,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A substantial, beautiful & superbly presented 5-6 bedroom detached family home with a well-tended garden of in excess of half an acre bordering the Tillingbourne stream set away from other houses yet within a 5 minute walk of Albury village. Ground floor accommodation comprises an entrance hall with a large feature glazed panel overlooking the dining room, which also boasts a contemporary inset fireplace. This area is open plan to an extremely well fitted kitchen/breakfast room with an extensive range of units with solid granite worktops & includes a contrasting central island with breakfast bar & wine cooler as well as top of the range integrated appliances. There is a snug area to one corner, with double doors leading to the garden. as well as a separate utility room with sink, further storage & door to garden. The kitchen also leads to a study with skylight, shower room & a further dual aspect study with feature glazed panel & storage, which could be used as a 6th bedroom (this area could easily convert into a small annexe/guest suite). The entrance hall also leads to an inner hall with double doors providing access to a dual aspect family room with a feature open fireplace, feature glazed panel overlooking the sitting room & a door (with windows to either side & over) leading out to the patio & garden. A large archway leads through to a great size dual aspect sitting room with bay window & door leading out to the side garden & a contemporary fireplace. This in turn leads to a library area with extensive built-in shelving & the original front door, this then follows round to a cloakroom with wc & basin. The ground floor is fitted with an Italian stone flooring (with underfloor heating) to the kitchen areas, with solid oak flooring throughout the remainder. An original, refurbished staircase leads up to the first floor landing, which provides access to a large, dual aspect principal bedroom with feature fireplace, fitted wardrobes & double doors opening out to a Juliet balcony, with ensuite shower room. A dual aspect guest bedroom with fitted wardrobes offers an ensuite with both a bath & separate shower cubicle. There are then 3 further double bedrooms with storage & a family shower room. Outside, an attractive brick wall with pedestrian & vehicular gates provide access to an area of off-street parking for numerous cars & leads to a detached double garage with 2 sets of double doors, windows, a pedestrian door to one side & a log store & storage cupboard to the other. External steps to the rear lead up to a studio set into eaves with windows & a skylight (possible office). The fantastic 0.6 acre gardens are very private & are mainly laid to lawn with numerous mature trees, shrubs, low level hedging & flower borders, with landscaped gravelled areas to either side of the property. There is a good size patio area to the front of the house with several seating areas dotted around the lawns, to include 2 areas overhanging the picturesque Tillingbourne stream, in fact this entire property has been orientated to make the most of its proximity to the local (well controlled so no issue of flooding) stream. This very special, light & airy home offers an exceptional blend of original character features to include fireplaces, sash windows, picture rails & covings combined with high specification upgrades & a modern & playful twist to create a quite unique property that must be seen to be fully appreciated !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Then take the 1st left onto the A248 towards Albury, continue over the small bridge past New Road on your left, where you will find Bourneside on your right (immediately before the fishing lake on your right). Turn right into the track then immediately right into the private driveway.

Situation :

Situated on the edge of Albury village which offers a Post Office, a well-stocked village shop, pub with restaurant & church & offers easy access to local woodland, public footpaths, nearby bus routes, the A25 & Guildford. There are also 3 schools within a 5 minute drive, and this property is within the catchment area of the sought after Tillingbourne primary school & George Abbot secondary School. There is also a trout lake within a very short walk of the property (membership available).

Council Tax - Guildford Borough Council - Band G £4,109.41 per annum (2025-26)

All Mains Services

Additional vegetable patch to rear of hedging currently rented from the Albury Estate at £100 per annum

The Albury Estate currently pays Bourneside £100 per annum to open the automatic gate for the adjacent Fisheries

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GROUND FLOOR

ENTRANCE HALL - STONE FLOOR, GLAZED PANEL OVERLOOKING & DOOR TO :

DINING ROOM - FEATURE FIREPLACE, STONE FLOOR. OPEN PLAN TO :

KITCHEN/BREAKFAST ROOM - EXTENSIVE RANGE OF UNITS, GRANITE WORKTOPS, TO INCLUDE INTEGRATED APPLIANCES & CENTRAL ISLAND WITH BREAKFAST BAR & WINE COOLER, STONE FLOOR. LEADING TO :

SNUG AREA - DOUBLE DOORS LEADING TO GARDEN, STONE FLOOR

UTILITY ROOM - RANGE OF UNITS, SINK, STONE FLOOR, DOOR TO GARDEN

2nd STUDY - STORAGE, SKYLIGHT, SOLID OAK FLOOR. DOOR TO :-

SHOWER ROOM - SHOWER CUBICLE, WC & BASIN

STUDY / BEDROOM 6 - STORAGE, FEATURE GLAZED PANEL, SOLID OAK FLOORING

INNER HALL - SOLID OAK FLOORING, DOUBLE DOORS TO :

FAMILY ROOM - FEATURE OPEN FIREPLACE, FEATURE GLAZED PANEL, DOOR TO PATIO & GARDEN, SOLID OAK FLOORING. LARGE ARCH THROUGH TO :

SITTING ROOM – BAY WINDOW WITH DOOR TO GARDEN, FEATURE FIREPLACE, WINDOW SEAT. SOLID OAK FLOORING. DOOR TO :

LIBRARY - FITTED SHELVING, ORIGINAL FRONT DOOR, SOLID OAK FLOORING. ACCESS TO WC & STAIRS TO :-

FIRST FLOOR

LANDING - SPLIT LEVEL, SKYLIGHT, STORAGE CUPBOARD.

PRINCIPAL BEDROOM – LARGE DUAL ASPECT DOUBLE BEDROOM WITH DOUBLE DOORS LEADING OUT TO JULIET BALCONY, FEATURE FIREPLACE, FITTED WARDROBES. DOOR TO :

ENSUITE SHOWER ROOM - LARGE WALK-IN SHOWER, BASIN & WC, TILED FLOOR WITH UNDERFLOOR HEATING, PART-TILED WALLS

GUEST BEDROOM - DUAL ASPECT DOUBLE BEDROOM WITH FITTED WARDROBES. DOOR TO :

ENSUITE BATHROOM – WITH BATH, SEPARATE SHOWER CUBICLE, BASIN & WC, TILED FLOOR, PART-TILED WALLS

BEDROOM 3 – DUAL ASPECT DOUBLE BEDROOM WITH LARGE WALK-IN WARDROBE

BEDROOM 4 – DOUBLE BEDROOM WITH WARDROBE

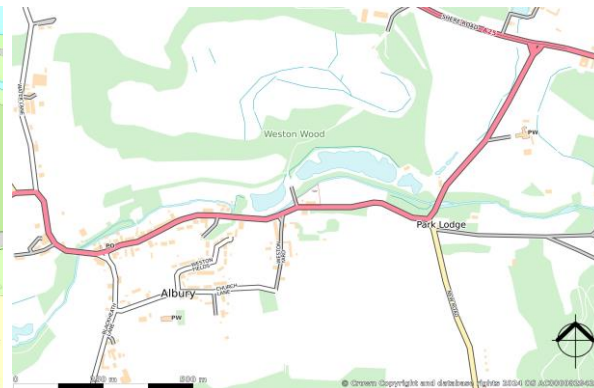
BEDROOM 5 - DOUBLE BEDROOM WITH FITTED WARDROBE

FAMILY SHOWER ROOM - WITH WALK-IN SHOWER, LARGE BASIN & WC, TILED FLOOR, PART-TILED WALLS

OUTSIDE

PARKING - A DRIVEWAY PROVIDES OFF-STREET PARKING FOR NUMEROUS CARS & LEADS TO A DOUBLE GARAGE WITH 2 SETS OF DOUBLE DOORS, POWER, LIGHT & OUTSIDE TAP (WITH STUDIO OVER).

GARDENS - TOTTALLING 0.6 ACRES, MAINLY LAID TO LAWN BORDERING THE TILLINGBOURNE STREAM ON THE FAR BOUNDARY, WITH MATURE TREES, HEDGING, SHRUBS, FLOWER BORDERS, & WITH LANDSCAPED GRAVELLED AREAS TO BOTH SIDES OF THE HOUSE, WITH VARIOUS PATIOS, DECKED AREAS & SHEDS

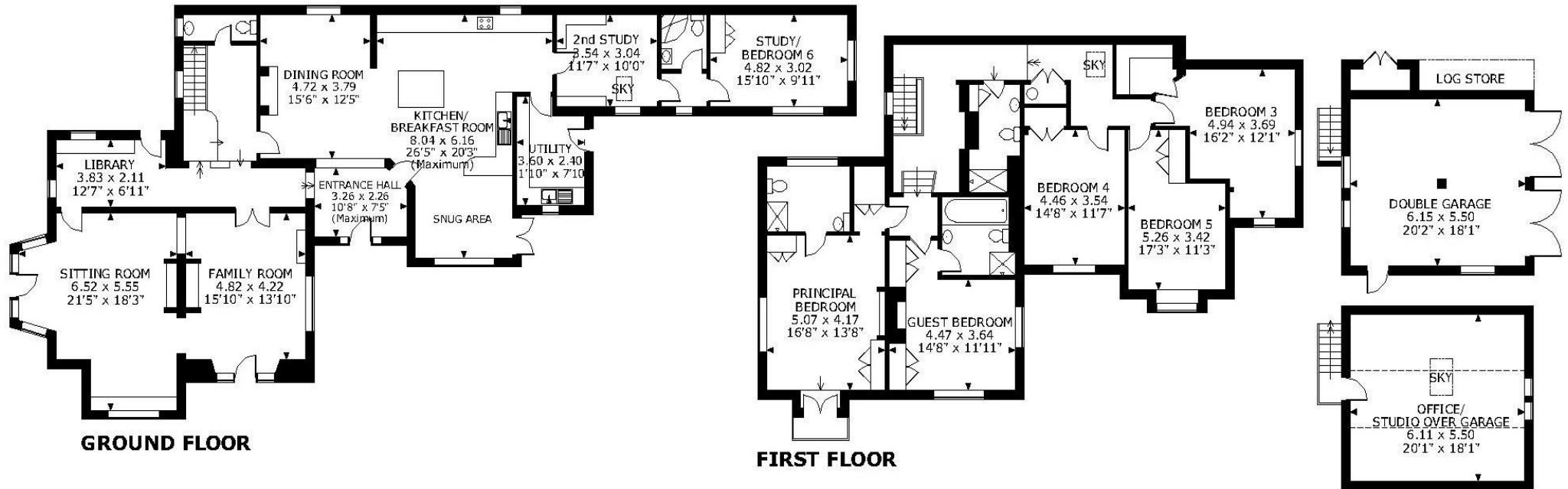
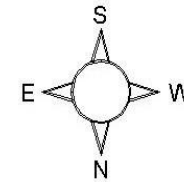


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2051 Sq Ft/191 Sq M
FIRST FLOOR = 1590 SQ FT/148 SQ M
TOTAL = 3641 SQ FT/339 SQ M
GARAGE BUILDING = 489 SQ FT/45 SQ M



Not shown in Actual Location

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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