



Parkside, Park Road, Albury, Surrey GU5 9DF

Price £1,500,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious & immaculately presented 4 bedroom, 3 large reception room, 2 bath character semi with a superbly landscaped 1/2 acre garden & stunning self-contained outbuilding in the sought after Albury Heath/Little London area & with the added bonus of a separate 1 acre field to the rear available to rent if required. Accommodation comprises an entrance hall with under stairs storage & step up to inner lobby with wc, a 22 ft sitting room with feature log burner & solid wood flooring, double doors lead through to a spacious dual aspect dining room/orangery with ample space for table & chairs, large roof lantern, under floor heating & bi-fold doors leading out to the patio & rear garden. Further double doors lead through to a superbly fitted kitchen/breakfast room with an extensive range of low level & wall mounted units to include a breakfast bar, an integrated fridge, freezer & dishwasher as well as a pull out coffee area, Aga, electric oven & induction hob. There is a further snug with feature log burner & a solid wood floor. Upstairs offers a principal bedroom with extensive fitted wardrobes & an ensuite shower room with shower, wc & basin. There are 3 further double bedrooms, & a superbly fitted family bathroom with a large freestanding bath, a separate shower cubicle, wc & basin. Outside the gravelled front garden provides an area of off-street parking for numerous cars with the oil tank & bin storage to the front & a garage with double doors to one side (with a pedestrian door from that providing access to the patio & rear garden). The rear garden offers an extensive entertaining patio which then leads to the large, beautifully landscaped garden which is mainly laid to lawn with numerous mature trees, shrubs & flower borders with greenhouse & climbing frame towards the rear. There is a recently constructed self-contained annexe part way down the garden with sitting area, kitchenette, pull down bed, a shower room & bi-fold doors leading to the garden. Both the main house & annexe currently benefit from a fast WiFi connection. There is a large field (circa 1 acre) to the rear of the garden which also offers further parking if required, available to lease at a current cost of £500 per annum. 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. Follow the road round to the right into Park Road, where you will find Parkside on your left hand side (a few houses before Heath Lane).

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 Albury Heath, within circa 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 Farley Green and Blackheath.

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

Mains water & electricity, oil rather than gas. Private cesspit

1 acre field to rear of garden available to rent from the Albury Estate (currently at £500 per annum)

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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GROUND FLOOR

ENTRANCE HALL - with cloaks cupboard & wc.

SNUG - with log burner & wood floor.

SITTING ROOM - dual aspect room with log burner, wood floor & double doors with step down to the

DINING ROOM/ORANGERY - with tiled floor & underfloor heating, glazed roof panels, ample space for table & chairs & bi-fold doors leading out to rear garden. Double doors lead through to the

KITCHEN/BREAKFAST ROOM - with an extensive range of low level & wall mounted units to include a breakfast bar, integrated dishwasher, fridge & freezer, an oven, Aga & an induction hob.

FIRST FLOOR

PRINCIPAL BEDROOM – a good sized double bedroom with extensive fitted wardrobes & hatch to loft.

ENSUITE SHOWER ROOM – with shower, wc & basin.

BEDROOM 2 – a good sized double bedroom with fitted cupboard housing hot water tank.

BEDROOM 3 - a double bedroom with fitted cupboard & original fireplace.

BEDROOM 4 - a double bedroom with original fireplace.

FAMILY BATHROOM – with freestanding bath, separate shower cubicle, wc set into vanity unit & basin.

OUTSIDE

FRONT GARDEN – a large gravelled driveway bordered by hedging to the front (with bin store & oil tank to one side) provides off-street parking for several cars & leads to the

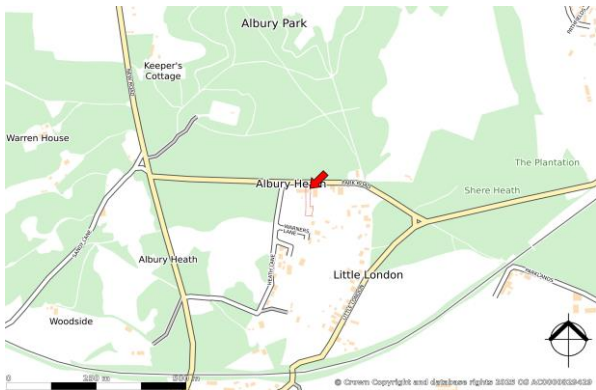
GARAGE - with double doors to the front & a pedestrian door providing access to the rear garden.

REAR GARDEN - mainly laid to lawn, with an extensive paved patio area for entertaining, mature trees, shrubs, hedging & flower borders to include a pond & greenhouse towards the rear.

SELF-CONTAINED ANNEXE – towards the rear of the garden with reception room with super fast broadband, bi-fold doors to patio & garden, kitchenette (with oven & 2 ring hob) open plan to bedroom area with pull down bed & ensuite shower room with shower cubicle, wc & basin.

At the rear of the garden a gate leads to a

CIRCA 1 ACRE FIELD - available to lease from the Albury Estate at a rent of £500 per annum, mainly laid to lawn with additional parking, sheds etc.

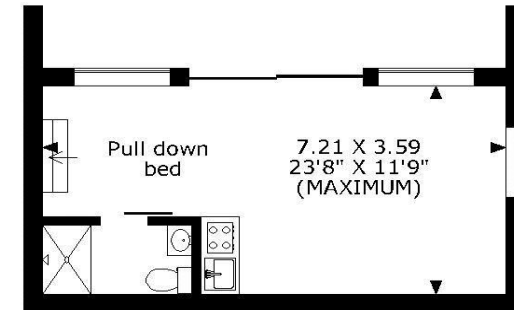
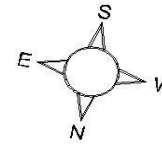


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

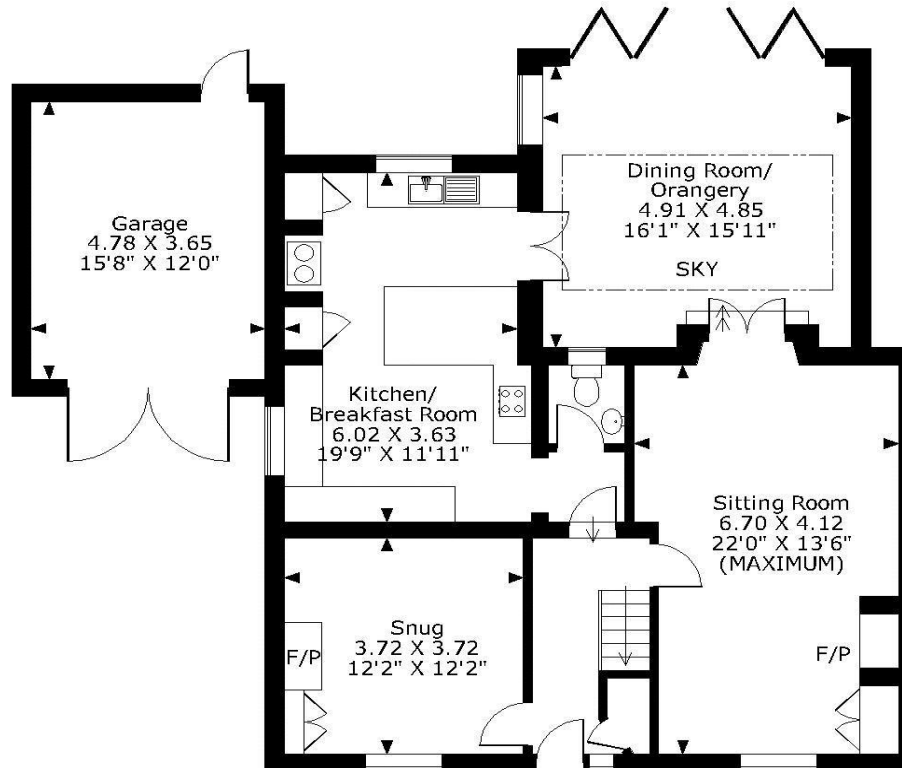
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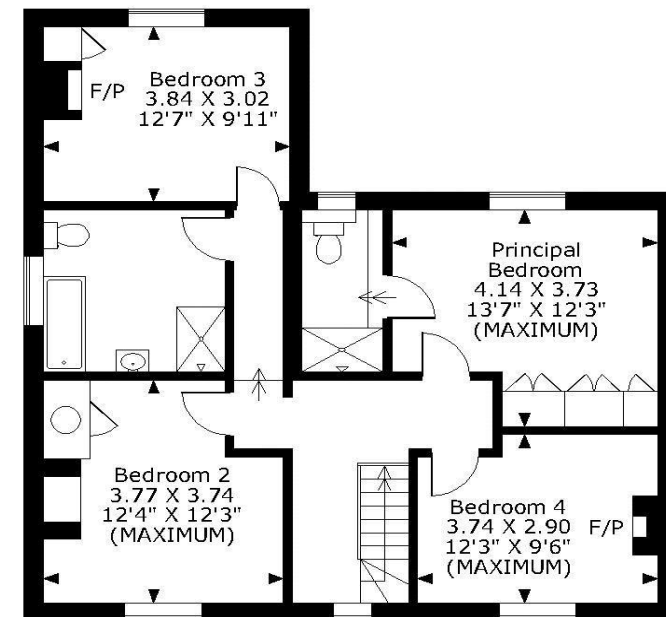
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1101 SQ FT/102 SQ M
FIRST FLOOR = 821 SQ FT/76 SQ M
SELF CONTAINED ANNEXE = 279 SQ FT/26 SQ M
TOTAL = 2201 SQ FT/204 SQ M
GARAGE = 188 SQ FT/17 SQ M



SELF CONTAINED ANNEXE
NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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