



# BOURNESIDE

Albury, Surrey





# A HANDSOME PERIOD HOME WHICH HAS BEEN SYMPATHETICALLY UPGRADED THROUGHOUT

## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining room | Sitting room | Living room | Study | Shower room | Second study/bedroom

**First Floor:** Principal bedroom suite | Guest bedroom with en suite | Three double bedrooms  
Family bathroom | Separate cloakroom

**Garden and Grounds:** Double garage with studio above

**In all about 0.63 acres**

**Distances:** Stations in Gomshall 2.5 miles (Gatwick Airport from 35 mins)

West Clandon 4.1 miles (London Waterloo from 55 mins)

Guildford 5 miles (London Waterloo from 35 mins), A3 5 miles, M25 (Junction 10) 10 miles

Gatwick 21 miles, Heathrow airport 24 miles

(All distances and times are approximate)



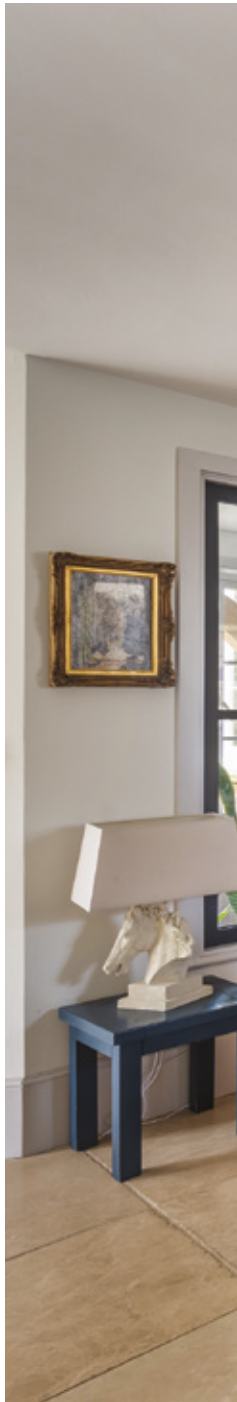
## SITUATION

Albury lies to the east of Guildford in the Surrey Hills, adjacent to the popular villages of Gomshall, Abinger Hammer and Shere. All these villages benefit from local amenities catering for day to day needs and Albury particularly benefits from a post office, village shop, public house and a church. The village is located in the Surrey Hills Area of Outstanding Natural Beauty and the location offers access, not only to the rolling Surrey Hills themselves but also to churches, museums, public houses and restaurants as well as local playing fields. There are more extensive facilities in Guildford to the west and Dorking to the east.

There are an excellent range of state and independent schools in the area including Shere Infant and Nursery School, Charterhouse and Prior's Field in Godalming, St Catherine's in Bramley, Cranleigh School, Duke of Kent in Peaslake and Belmont in Holmbury St Mary.











## BOURNESIDE

Bourneside is thought to date from the 1700s and has been modernised symptomatically throughout and enlarged to provide a fabulous family home. The house is principally constructed from brick, stone and ironstone with brick coins under a clay tile roof.

Bourneside is a substantial and beautifully presented 5/6 bedroom detached family home, set within exceptionally private gardens extending to over 0.6 acres and backing onto the picturesque Tillingbourne stream. Tucked away from neighbouring houses yet only a five-minute walk from the heart of Albury village, the property offers both seclusion and convenience.

The ground floor offers excellent accommodation, centred around a beautiful open-plan kitchen/dining room with a central island and views over the rear garden. In addition, there are two further reception rooms, both featuring fireplaces, including a living room with a stunning bay window.





To the other side of the house are a study, utility room, shower room and a guest bedroom, currently used as a second study.

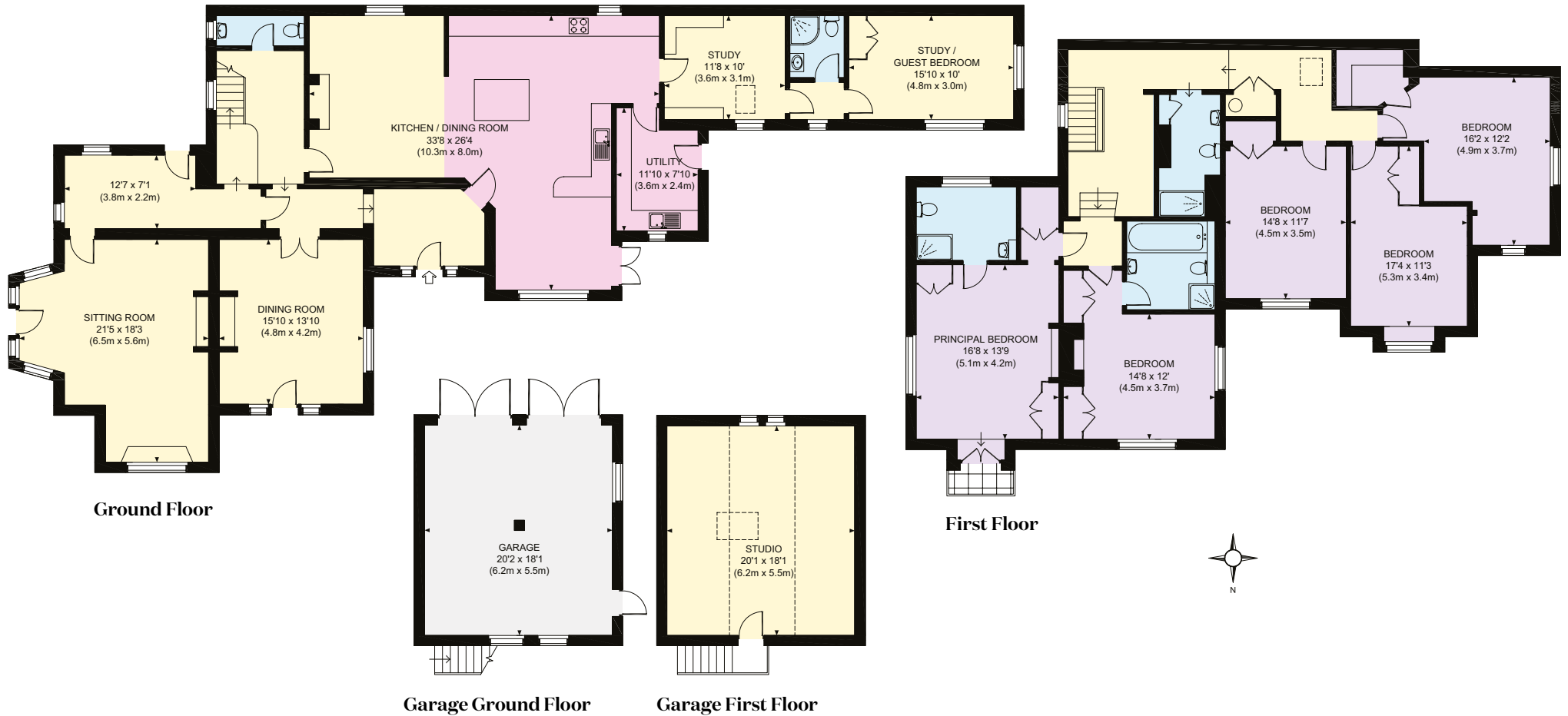
The principal bedroom is particularly impressive, featuring a small balcony with views over the garden and the Tillingbourne river, along with a spacious en suite bathroom. This floor also includes an en suite guest bedroom, three further double bedrooms and a family bathroom.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 House 3632 sq ft / 337.4 sq m  
 Outbuildings 491 sq ft / 45.6 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## OUTSIDE

The House is approached via electric gates, beyond which is a large garage with first floor space that might, with the relevant consents, be used as additional accommodation.

The magnificent gardens enjoy sweeping lawns that lead down to the Tillingbourne with mature trees, box hedges, pathways, flower beds and borders. There is a of delightful seating areas adjacent to the Tillingbourne stream. The garden is a truly tranquil setting.











# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains electricity, water, gas central heating and mains drainage.

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band G

**Tenure:** Freehold

**EPC:** D

**Directions (GU5 9AD):** From our office in Guildford proceed out through Merrow on the A25, turning right towards Newlands Corner. Continue down the hill passing the Silent Pool on the left and then taking the first right signposted to Albury, into Sherbourne Road. Follow this road for 0.9 miles into the centre of Albury and then continue on for a further 400 yards, after the village shop and Bourneside will be found on your left-hand side.

**Viewing:** Strictly by appointment with agent.



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