



**The Old Post Office, The Street,
Albury, Surrey GU5 9AD
Price £930,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A spacious & very well presented 4 double bedroom family home set over 4 floors, with a good size garden leading down to the Tillingbourne stream, set in the heart of Albury village.

Ground floor accommodation comprises a sitting room with feature log burner set into an original brick surround, a solid wood floor & fitted shelving/storage. A door leads through to an inner lobby with steps up to a dining room with an open fireplace with original brick surround & a window overlooking the rear garden & a shower room with shower cubicle, wc, basin, fully tiled walls & a heated towel rail. Steps lead down to a well fitted cottage style kitchen/breakfast room with an extensive range of low level & wall mounted units to include glazed display units with lighting & solid granite work tops. There is a freestanding Range set into an original brick surround, a fitted microwave, butler sink with window over with a view of the garden, all complemented by ceiling beams & a tiled floor. A door from the kitchen leads to a large walk-in cellar & another to a utility room with an additional butler sink, beamed ceiling & a stable door leading out to the paved courtyard & rear garden.

The first floor offers a large double bedroom with 2 sets of fitted wardrobes either side of a dressing table with lighting over with an archway through to a large dressing room (possible 5th bedroom). There is also a 2nd double bedroom with feature display fireplace & a family bathroom with freestanding bath, wc & basin on this level. A further staircase leads up to 2 further double bedrooms, both set slightly into the eaves, one with fitted wardrobes & the other with a ladder leading up to the loft.

Outside, the property has a couple of steps at the front leading up to the front door, a gate to the side provides access to the rear garden, which has a most attractive & private paved courtyard area to the rear of the property with a lawned garden (with invisible boundaries with the neighbouring property) leading down to a couple of sheds & a paved area overhanging the Tillingbourne stream. There is an area of parking available immediately opposite the property at no charge, or alternatively you can purchase a permit (circa £90 per annum) within the Village Hall car park (100 yds along the road). The property offers superb family accommodation in a central village location. Must be seen!





Grade II listed –
no EPC required





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 first left onto the A248 towards Albury. Continue for circa 3/4 mile where you will find The Old Post Office on your right, 100 yards (4 houses) after the Village Hall & car park & before the village store & pub.

SITUATION

Albury village has a Post Office/shop, a well-stocked village grocery shop, pub with restaurant & church & offers easy access to local woodland, public footpaths, nearby bus routes, neighbouring villages including Shere as well as 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 short walk of the property (membership available) as well as a Village Hall & river fronted picnic area.







Terra Cotta (Estate Agents) Ltd

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

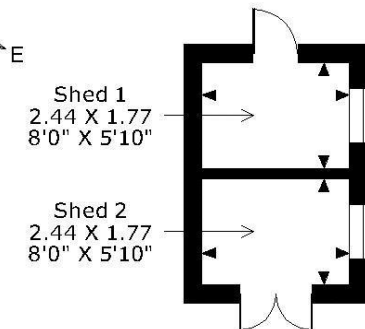
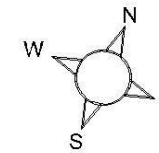
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band F –
£3,730.69 per annum (2026-27)**

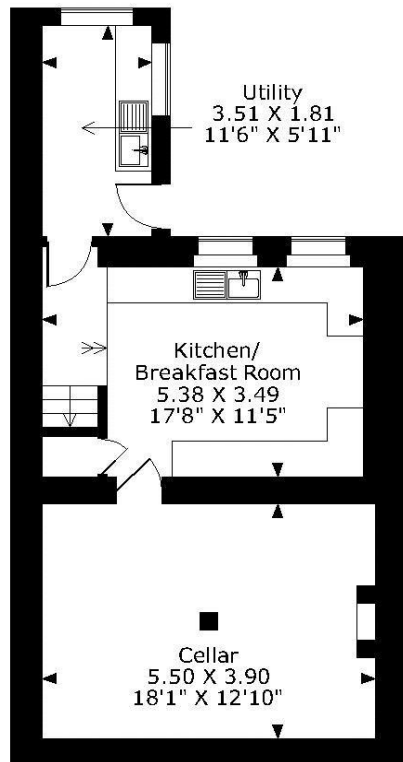
**All Mains Services Residents parking permit in the village hall
available to purchase at a cost of £90 per annum**

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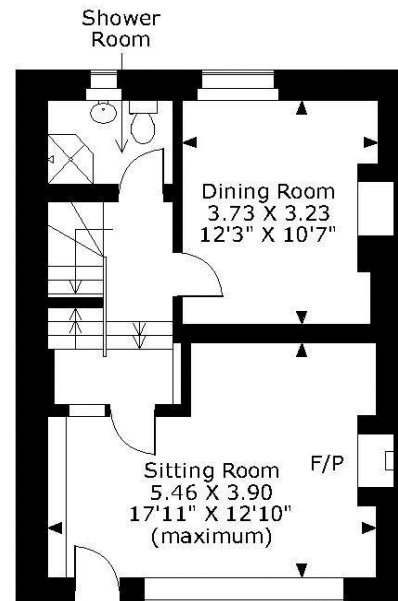
Approximate Gross Internal Area
Lower Ground Floor = 534 Sq Ft/50 Sq M
Ground Floor = 463 Sq Ft/43 Sq M
First Floor = 524 Sq Ft/49 Sq M
Second Floor = 334 Sq Ft/31 Sq M
Total = 1855 Sq Ft/173 Sq M
Sheds = 97 Sq Ft/9 Sq M



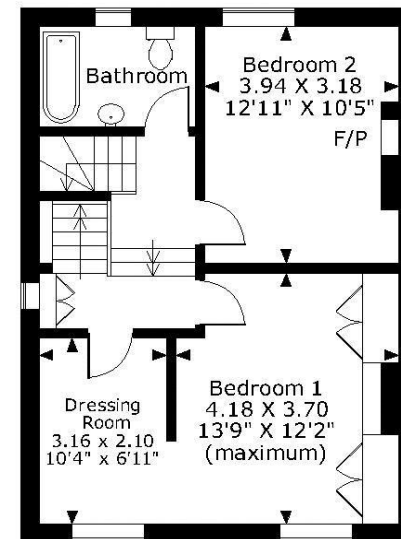
Not shown in actual location



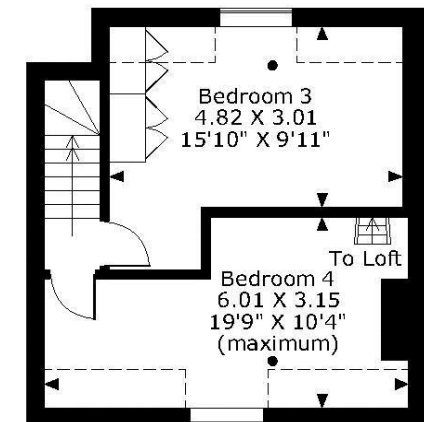
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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