



**2 Orchard House, The Street,
Albury, Surrey GU5 9AG**

Price £469,950 includes 50% Share of Freehold

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A very spacious 2 double bedroom ground floor apartment with private terrace, parking & views set in the heart of Albury village, refurbished to an exceptionally high standard & offered for sale with no onward chain.

Accommodation comprises a large dual aspect sitting room/dining area with bi-fold doors leading to a fully enclosed sandstone terrace with an obscured glazed panel surround & a wood panelled roof with lighting over. The reception areas are open plan to a superbly fitted shaker style kitchen which offers an extensive range of low level & wall mounted units to include glazed display units with lighting & a wine cooler, complimented by AEG appliances & Quartz worktops.

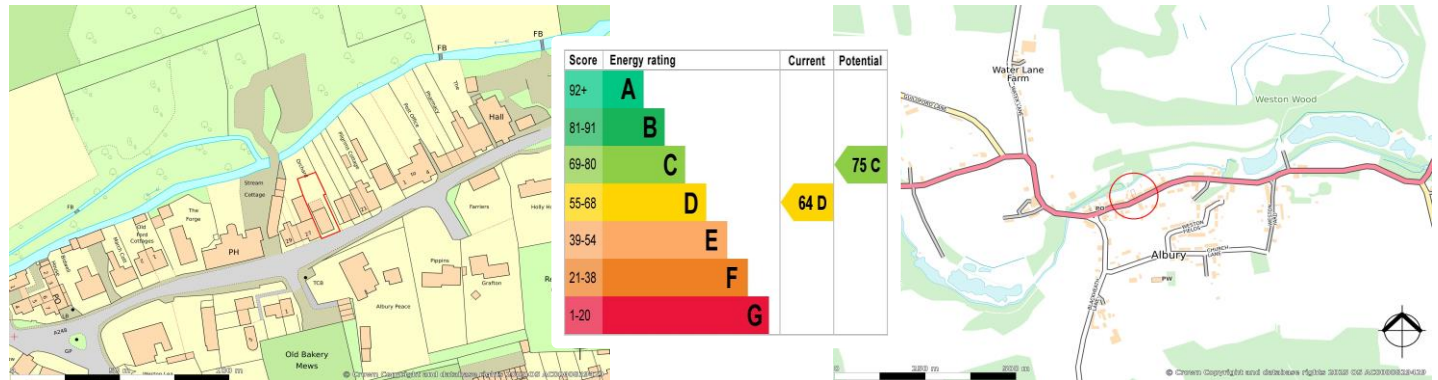
The principal bedroom is a large double with fitted wardrobes & boasts an ensuite shower room with shower cubicle, wc set into vanity unit, basin & heated towel rail. There is also a 2nd double bedroom/large study & a family bathroom with bath, separate shower cubicle, wc & basin set into a vanity unit & heated towel rail.

This exceptional apartment benefits from electric underfloor heating in the kitchen/reception areas, an alarm system & is sold to include a 50% share of the freehold.

Outside, a gravelled driveway leads along the side of the property to an area of off-street parking for 2 cars including an electric charging point (vans not permitted), with outside lighting, a bin store/bike storage cupboard with power.

Located in the centre of the village within a very short walk of the village pub & stores yet within a 3 minute drive of the A25 & Chilworth station & providing easy access to Guildford. Must be seen !







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.

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 along this road for approximately 1 mile, where you will find the property on your right hand side, just before the Albury Village Stores & Drummond Pub.





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

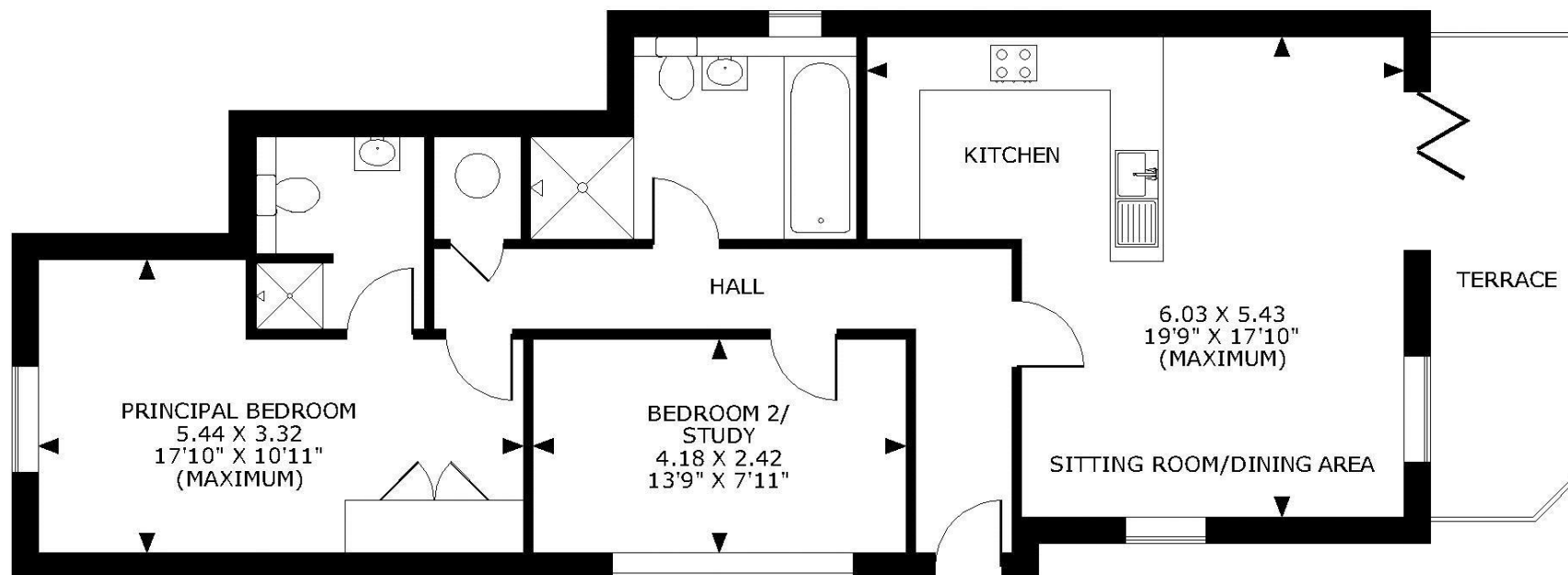
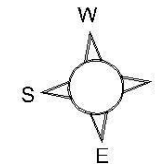
**Council Tax - Guildford Borough Council - Band C –
£2,295.81 per annum (2026-27)**

All Mains Services

50% Share of Freehold 998 Year Lease

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**APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 826 SQ FT/77 SQ M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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