

Kirkbury, Albury, Guildford, Surrey







A fabulous family home on the edge of a popular village.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast room

Family room | Sitting room | Guest cloakroom

First Floor: Principal bedroom with walk in closet and ensuite
shower room | Two further bedrooms

Bedroom four/study | Family bathroom

Outbuilding

Utility room | Two sheds

Garden and Grounds

Parking area | Terraces | Garden



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Situation

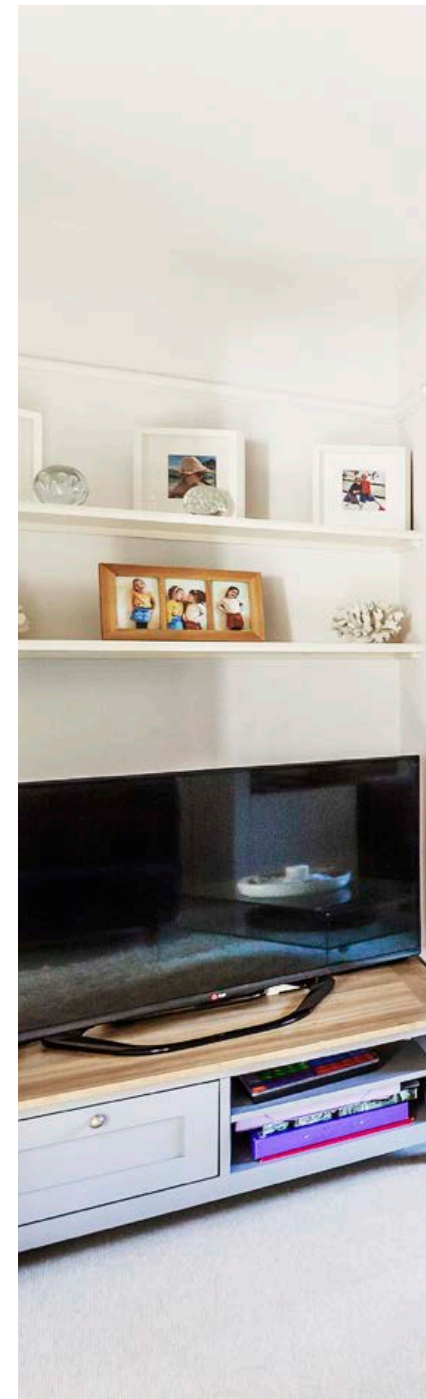
Kirkbury is located on the edge of the pretty and ancient rural hamlet of Farley Green, which in turn is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, some six miles to the south-east of Guildford. The area is well known for its history as one of the largest Romano-British settlements in Surrey and has the site of a Roman villa on the nearby heathland.

This sought-after location is sufficiently off the beaten track to offer the tranquillity of country living combined with access to both Guildford and London.

Distances

Guildford 7.3 miles, Albury 2.5 miles, Shere 2.3 miles, Dorking 9.3 miles, Central London 35.6 miles, Guildford 7.9 miles, (London Waterloo from 35 mins), Clandon 5.6 miles (London Waterloo from 55 minutes), Effingham Junction 9.9 miles (London Waterloo from 40 mins), Gomshall 3.2 miles (Gatwick Airport from 35 mins), A3 Clandon 6.85 miles, M25 (junction 10) 12.2 miles, London Heathrow 23.4 miles, London Gatwick 21.1 miles.

(All distances and times are approximate)



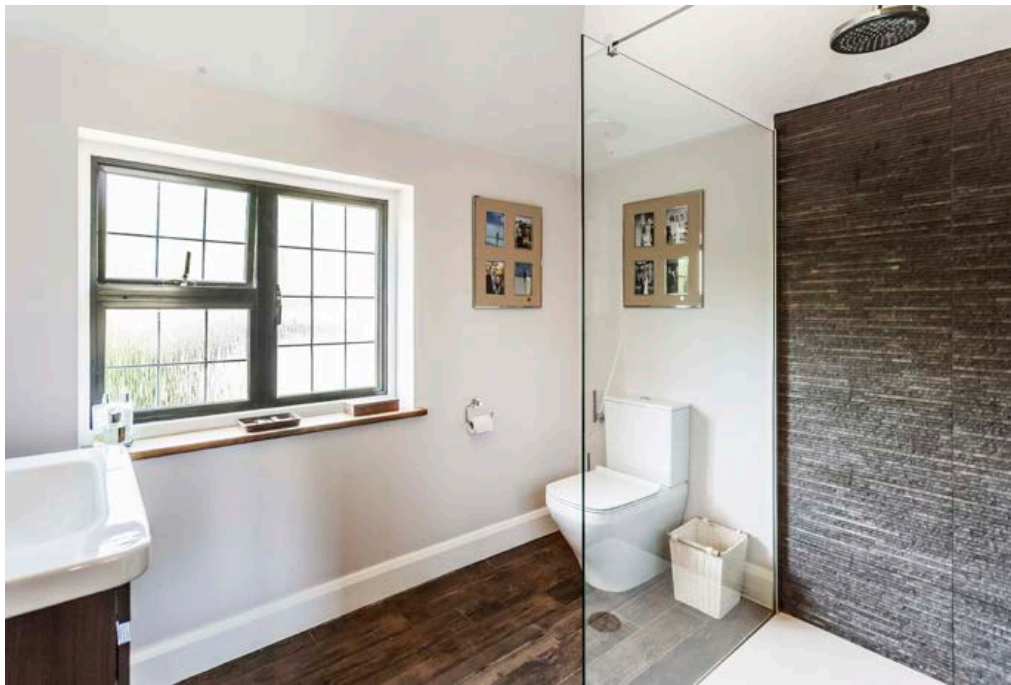
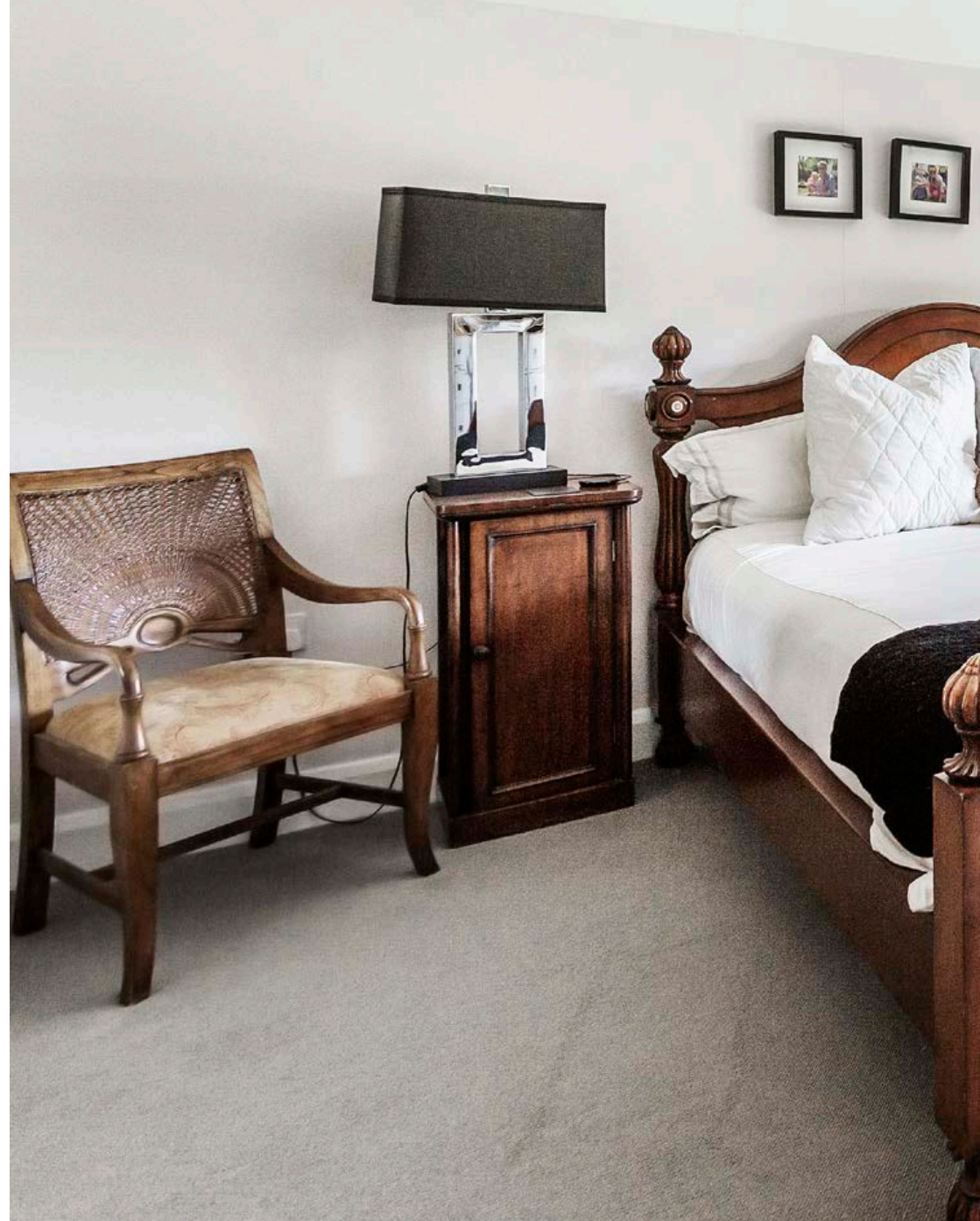


Kirkbury

Kirkbury is a delightful family home in a hugely sort-after location with a wonderful village edge situation.

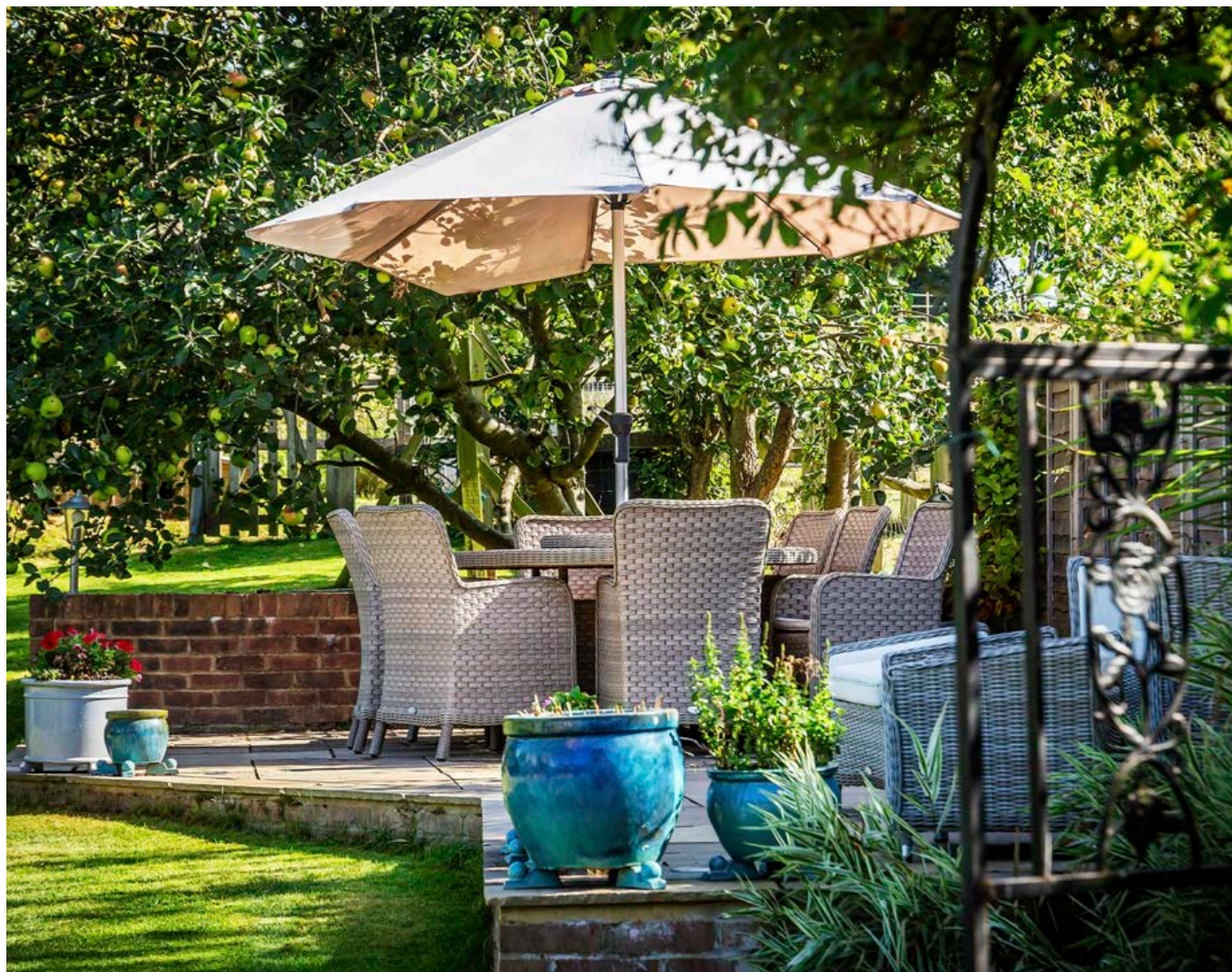
The house enjoys superb modern family spaces across both floors and has been modernised and maintained to a high standard. Of particular note is the way that the kitchen is open to the breakfast/dining room which in turn is open to the family room, all being incredibly light and airy with substantial windows and doors leading out to the gorgeous gardens.

On the first floor the generous bedrooms enjoy views over the surrounding countryside.









Outbuildings

To the rear of the house and to one side of the garden is a superb range of outbuildings providing both storage and a utility room.

Garden and grounds

In addition to the substantial gravelled turning and parking area, in part fenced and enjoying a raised bed to the front of the house there is a paired of wonderful terraces both immediately behind the house and raised to one side of the garden. In addition there is a sweeping lawn interspersed with specimen shrubs and fruit trees.

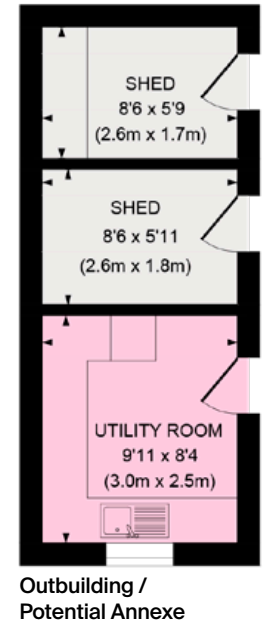
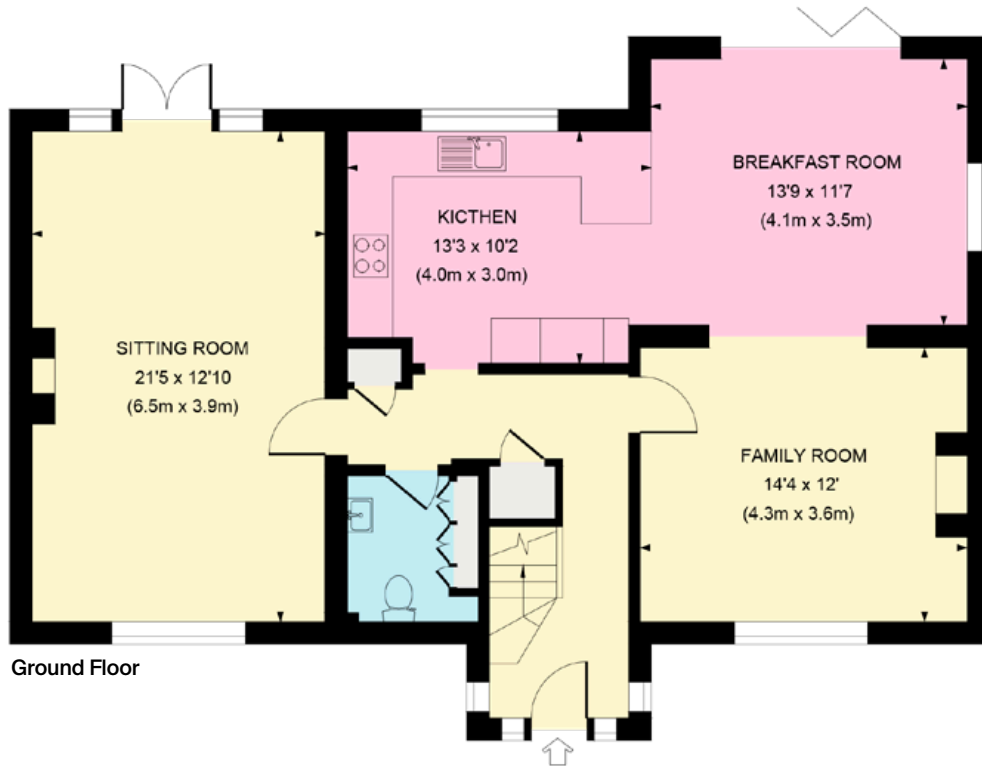
Approximate Gross Internal Floor Area

Ground Floor: 88 sq m / 943 sq ft

First Floor: 67 sq m / 717 sq ft

Outbuilding/Potential Annex: 18 sq m / 193 sq ft

Total: 173 sq m / 1,853 sq ft





Property Information

Tenure: Freehold

Services: We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired heating

Local Authority & Council Tax Band: Guildford Borough Council. 01483 505050. Band F

Energy Performance Certificate Rating: Band D

Postcode: GU5 9EG

What3words: ///conforms.highs.sandals

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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