



**Parkside, Park Road,
Albury, Surrey GU5 9DF
Price OIEO £1,395,000 Freehold**

TERRA COTTA
Independent Estate Agents



PROPERTY DESCRIPTION

A spacious & very well 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.

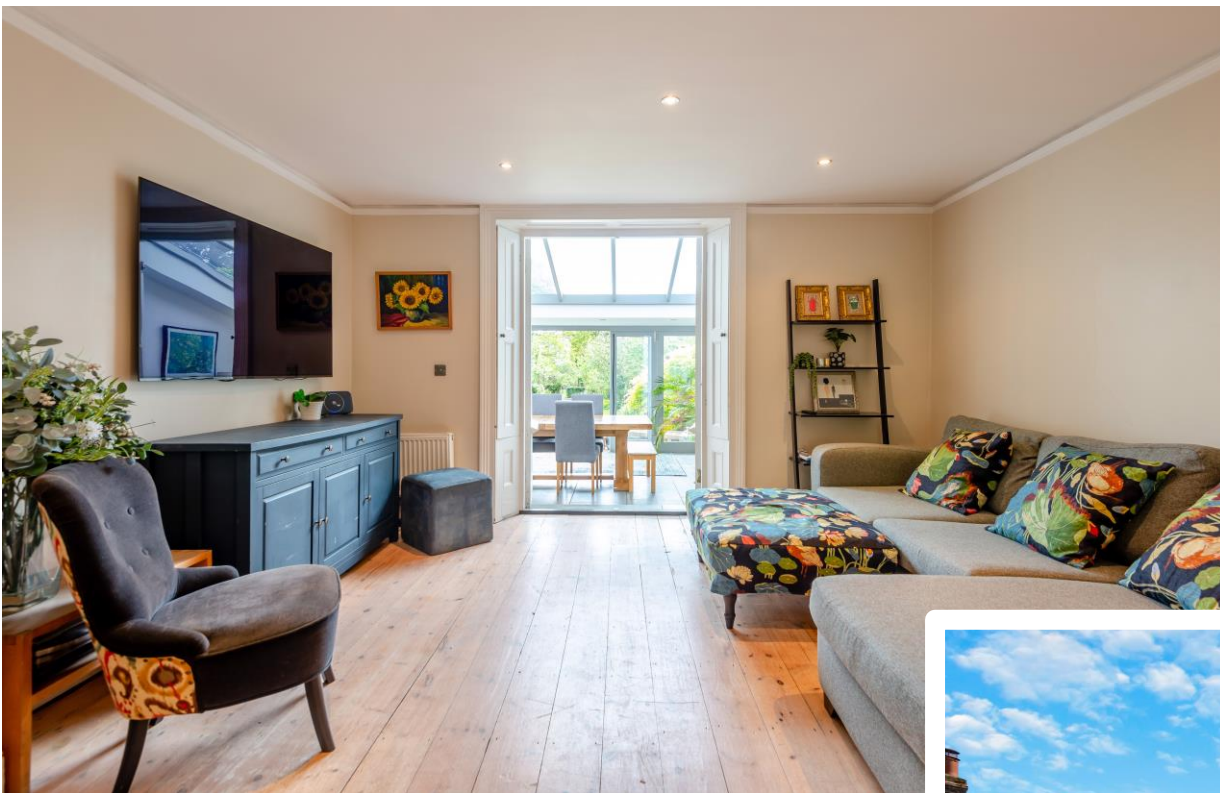
Outside the gravelled front garden provides an area of off-street parking for numerous cars with the oil tank & bin storage to the front & a garage with double doors to one side (with a pedestrian door from that providing access to the patio & rear garden). The rear garden offers an extensive entertaining 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 on an annual rolling lease at a current cost of £500 per annum (the facilities & cost has been shared with the neighbouring property for many years, so £250 each). Must be seen to be fully appreciated !





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		





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.

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).







Terra Cotta (Estate Agents) Ltd

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

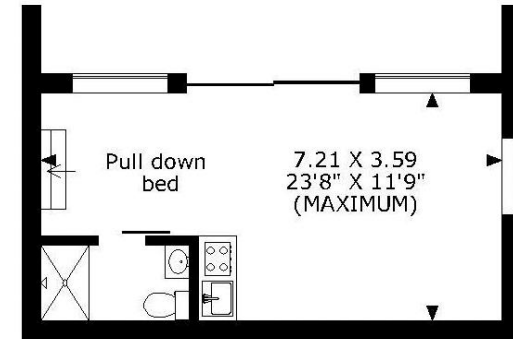
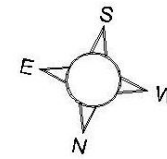
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band G -
£4304.64 per annum (2026-27)**

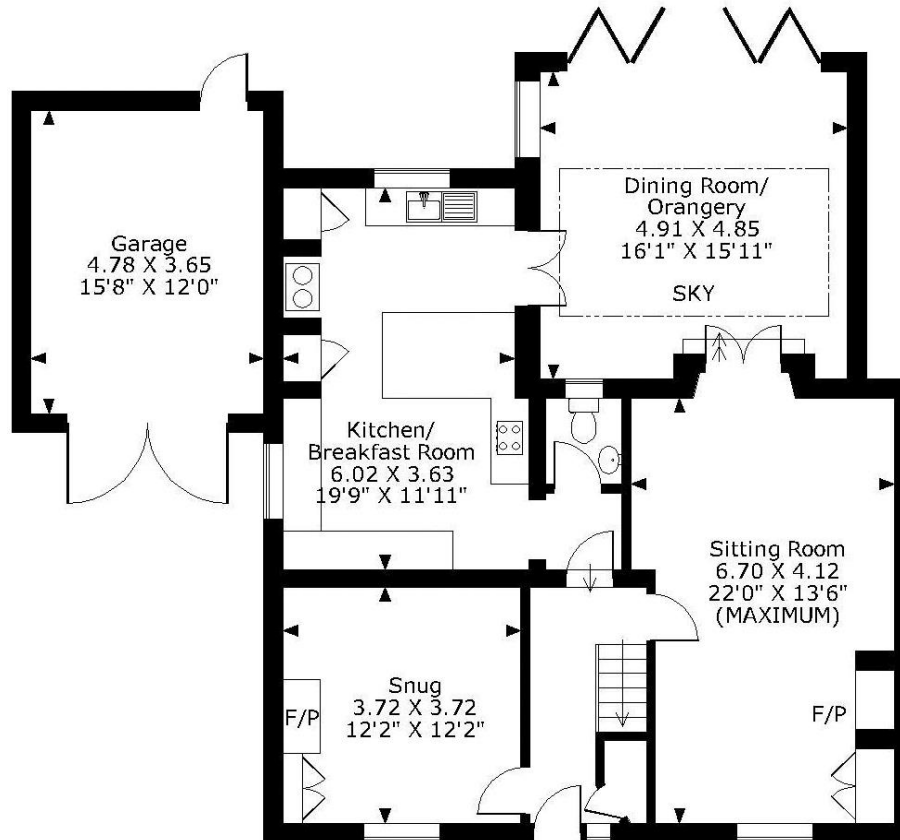
**Mains water & electricity, oil rather than gas.
Private cesspit.**

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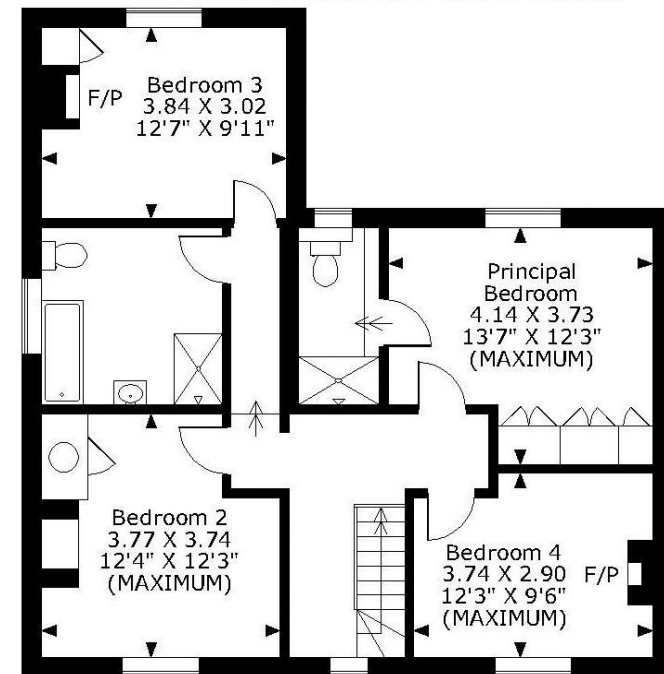
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1101 SQ FT/102 SQ M
FIRST FLOOR = 821 SQ FT/76 SQ M
SELF CONTAINED ANNEXE = 279 SQ FT/26 SQ M
TOTAL = 2201 SQ FT/204 SQ M
GARAGE = 188 SQ FT/17 SQ M



**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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