



**Merrins Cottage, Little London,
Albury Heath, Surrey GU5 9DG
Price Guide £1,295,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

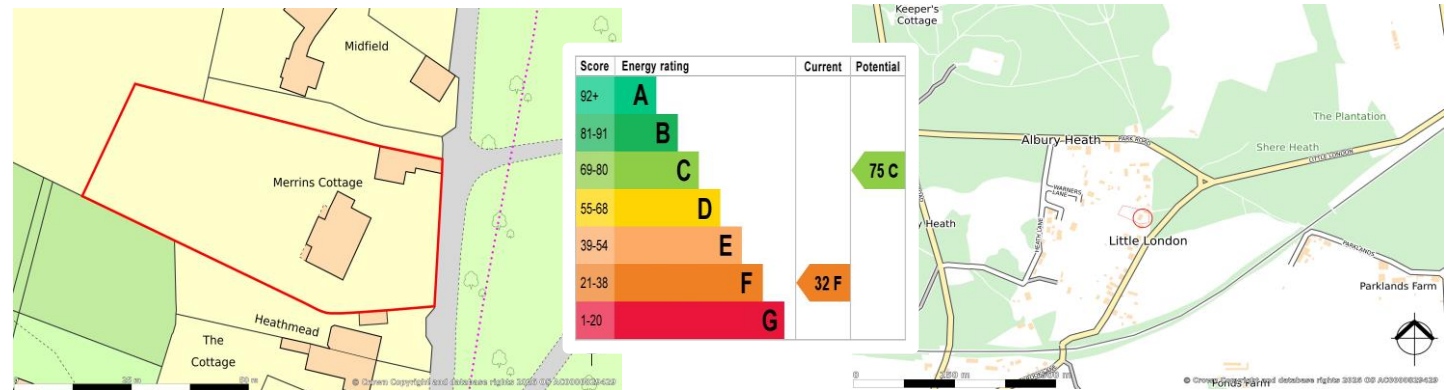
A superb opportunity to secure an attractive detached family home that dates back to circa the 16th/17th century, set in a half acre, private west facing garden in a quiet & highly sought after rural hamlet in Albury Heath. The property has been owned by the same family for 60 years & is now in need of full modernisation (to include the roof, windows, heating system etc.) but offers the scope to create an incredible forever home.

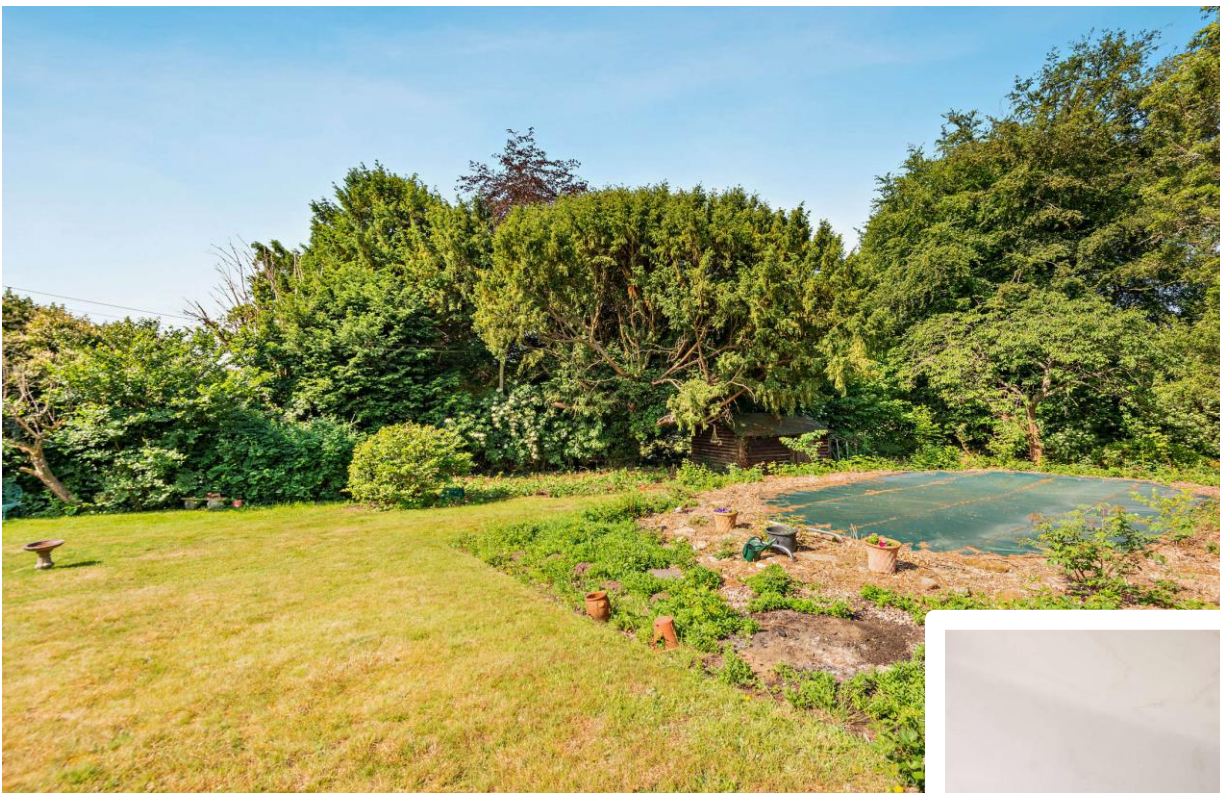
Ground floor accommodation comprises an entrance porch, entrance hall, a large dual aspect sitting room with 2 open fireplaces, a dual aspect dining room with a picture window overlooking the rear garden & door with side access. This leads through to an extensive kitchen/breakfast room with double doors leading out to the rear garden, a separate utility room with rear access & bathroom with corner bath, basin, bidet & wc. There is also a family room/possible 5th bedroom adjacent to the bathroom, with an open fireplace & bay window.

Upstairs offers a very large dual aspect bedroom with storage, a 2nd very large double bedroom (previously split into 2 double bedrooms) to the front, a 3rd double bedroom (with scope to extend back into the eaves), a large single bedroom, family bathroom with bath & basin & storage room (into eaves) beyond, & a separate wc. There is also a particularly spacious landing area with window. Many character features include exposed timbers, original (very wide) floor boards, particularly high ceilings for an old cottage, original doors & open fireplaces.

Outside there is a substantial detached garage/barn to one side of the front garden, offering the potential to create additional living accommodation/ an annexe (stpp) & a large area to the front of the house providing scope for further parking as required. The property is set behind a mature hedge so offers great privacy, & the lawned garden continues to both sides of the property & to the rear, where there is also a swimming pool (requiring refurbishment), a disused well & a garden shed. There is a 5 bar gate to the rear of the garden which can be used to walk directly onto Albury Heath (the property has a right of way). There are attractive views to all sides. Ideally located within circa 1 mile of both Shere & Albury villages, in a very peaceful location yet within a 3 minute drive of the A25, this property is offered for sale with no onward chain.







SITUATION

Situated in a very peaceful location in a particularly sought after hamlet in the heart of the Surrey Hills. The property lies within a short walk of the King William IV pub (with full a la carte restaurant & pizza barn), within 1 mile of both Shere (a lovely walk through parkland takes you directly into Shere) & Albury village & 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 easy access to bridle paths leading to Albury Heath, Farley Green and Blackheath with a livery centre just along the road. 5 miles (10 mins drive) to Clandon mainline station, 7.5 miles (20 mins drive) to Guildford mainline station, circa 20 mins drive to the A3/M25.

DIRECTIONS

From our office in Shere, proceed away from the A25 over the stream, past the pubs & along Sandy Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London. After 50 yards, (before you reach the William IV pub) turn right along a sand track, continue to the end of that where you will find Merrins Cottage in front of you (please park to the left of the garage & so that other vehicles can still pass by).







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

N.B. One of the owners of this property is an employee of Terra Cotta

**Council Tax - Guildford Borough Council - 01483 444864 - Band G
£4304.64 per annum (2026-27)**

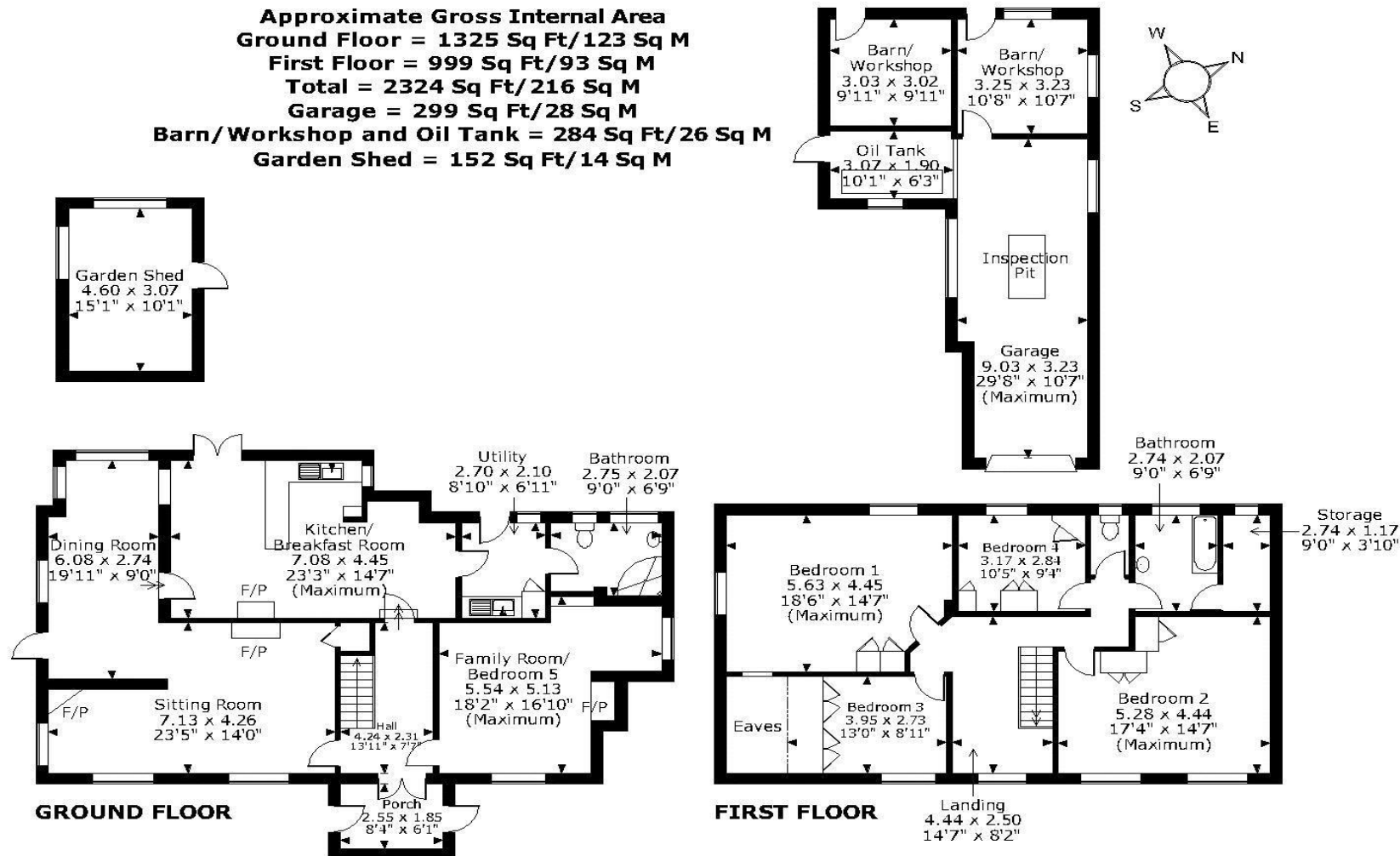
**All Mains Services except a private cess pit rather than mains drains
and oil rather than gas.**

**Set on a private road with no charges, each property maintains the area
in front of it (the heath beyond the track is privately owned &
maintained).**

Fibre broadband available in the road (would need to be connected)

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Approximate Gross Internal Area
Ground Floor = 1325 Sq Ft/123 Sq M
First Floor = 999 Sq Ft/93 Sq M
Total = 2324 Sq Ft/216 Sq M
Garage = 299 Sq Ft/28 Sq M
Barn/Workshop and Oil Tank = 284 Sq Ft/26 Sq M
Garden Shed = 152 Sq Ft/14 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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