



**11 Mill Reach, Mill Lane,
Albury, Surrey GU5 9BA
Price £775,000 Freehold**

TERRA COTTA
Independent Estate Agents



PROPERTY DESCRIPTION

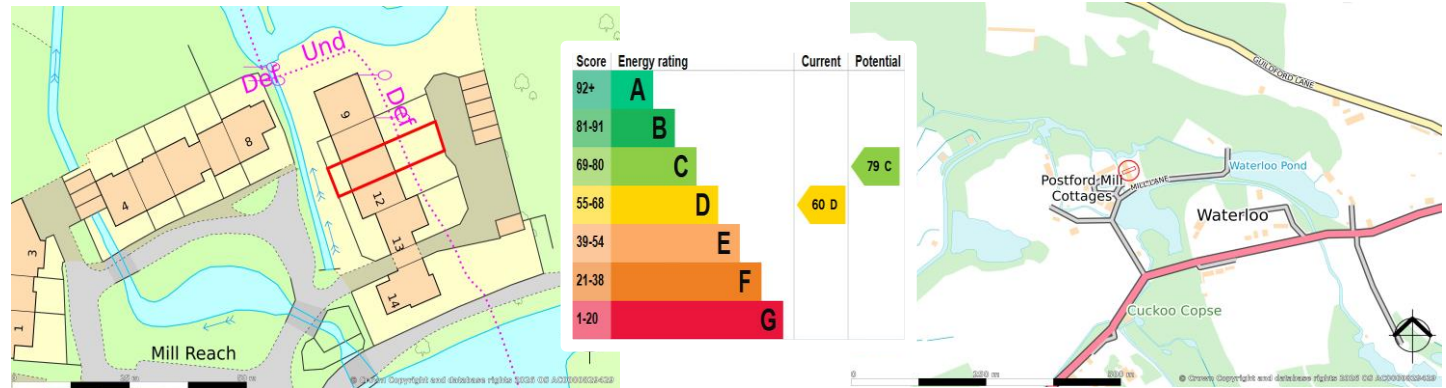
A well presented 3 bedroom family home set within a particularly peaceful, rural setting, with a stream, waterfall, lake, woodland, and stunning rural views, on the edge of Albury village in an Area of Outstanding Natural Beauty.

Ground floor accommodation comprises an entrance hall with an under stairs storage cupboard and a wc. Glazed double doors lead through to a large sitting room and dining area with a feature fireplace with inset log burner & double doors lead out to the patio and garden. There is a spacious kitchen/breakfast room with a feature bay window, an extensive range of low level units under & wall mounted units over to include integrated appliances, a fitted electric oven & gas hob, & ample space for a table and chairs.

Upstairs the principal bedroom is a large double with fitted wardrobes & an ensuite bathroom with a bath with hand held shower, a separate shower cubicle, a wc & a basin set into a vanity unit. Bedroom 2 is a double bedroom with fitted wardrobes, bedroom 3 is a single bedroom & there is also a family bathroom with bath with hand held shower, a wc & a basin set into a vanity unit. The 2nd and 3rd bedrooms overlook the pond to the front of the property. The ground and first floors are concrete construction with superb sound insulation.

To the front of the property there are visitor parking spaces, & to the right of No. 13 the road continues round to the rear to a block of garages with No. 11's garage in the middle & one allocated parking space. There is a pathway to the front of the houses with a picket fence and gate providing access into the paved front garden, which leads to the front door. There is an extensive paved, gravelled & low maintenance rear garden with mature trees, shrubs & various areas of seating, all enclosed by close boarded wood fencing with gated access to the garage area. There is also a large communal garden area accessed between Nos. 3 & 4, which includes a wild flower area, with a path leading through to an area to sit next to a stream etc. The property is surrounded by woodland and fields, with superb views to all sides. The lane provides direct access to country walks in the Surrey Hills and up to St Martha's Church and Newlands Corner. This exceptional rural location is very peaceful yet is within a circa 10-15-minute walk of Albury village and The Drummond, or Chilworth Station and the Percy Arms. No onward chain.







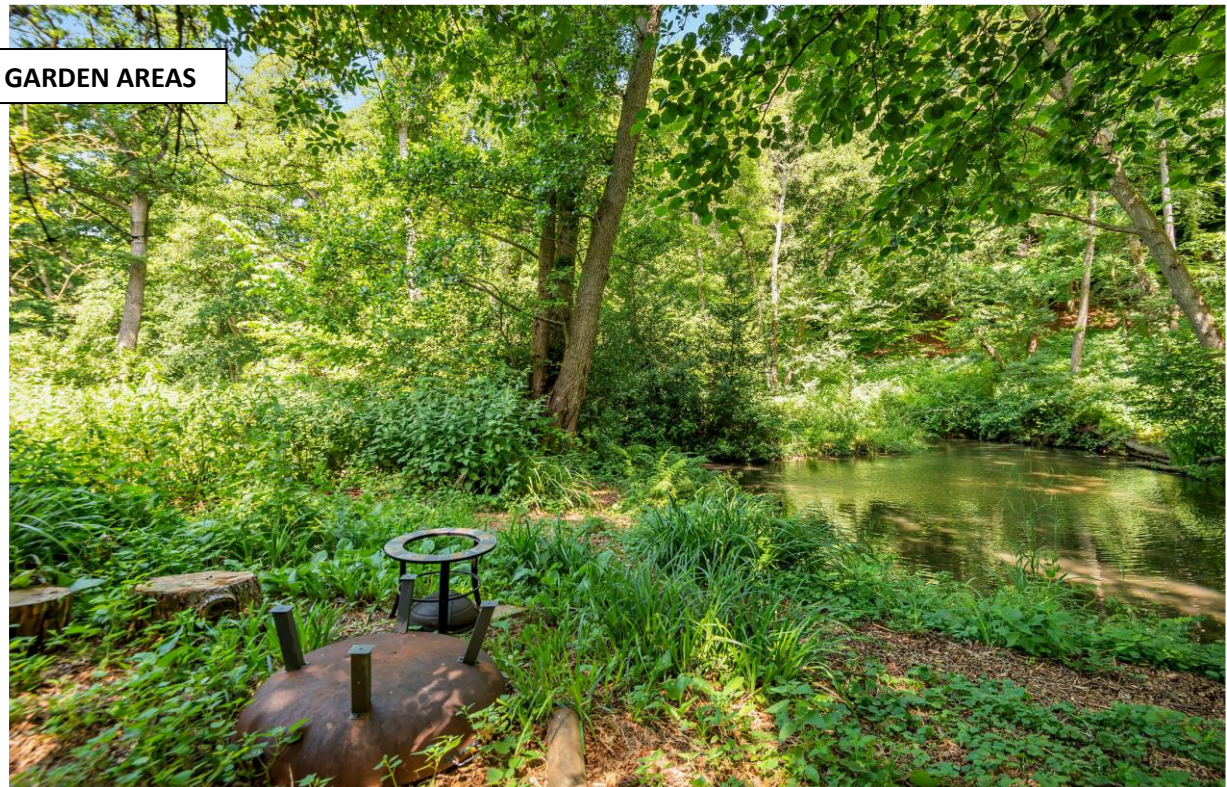
COMMUNAL GARDEN AREAS

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 1st left onto the A248 towards Albury. Proceed through Albury, turning right approx. 1/2 mile out of the village (just after Guildford Lane) into Mill Lane. As the road splits, bear to the right where you will find No. 11 in the middle of the 5 houses in the right hand section of the U of houses.

SITUATION

Situated on the borders of Albury and Chilworth, within a 10-15 min walk of Albury village which offers a Post Office, a well-stocked grocery shop, pub with accommodation & restaurant, village hall, trout lake & church. Chilworth (5 min drive) also benefits from a church, village hall, infant school, junior school, a pub and a convenience shop with Post Office as well as a station (the Redhill - Reading line) providing a link to Guildford, Dorking and Gatwick. Situated within approx. 3 miles of Guildford, with a fast & frequent rail service into Waterloo, with easy access to the A3 and M25 as well as numerous walks, bike rides, country pubs, cafes etc. This area is also within the catchment area of the sought after Tillingbourne primary school & George Abbot secondary School.







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

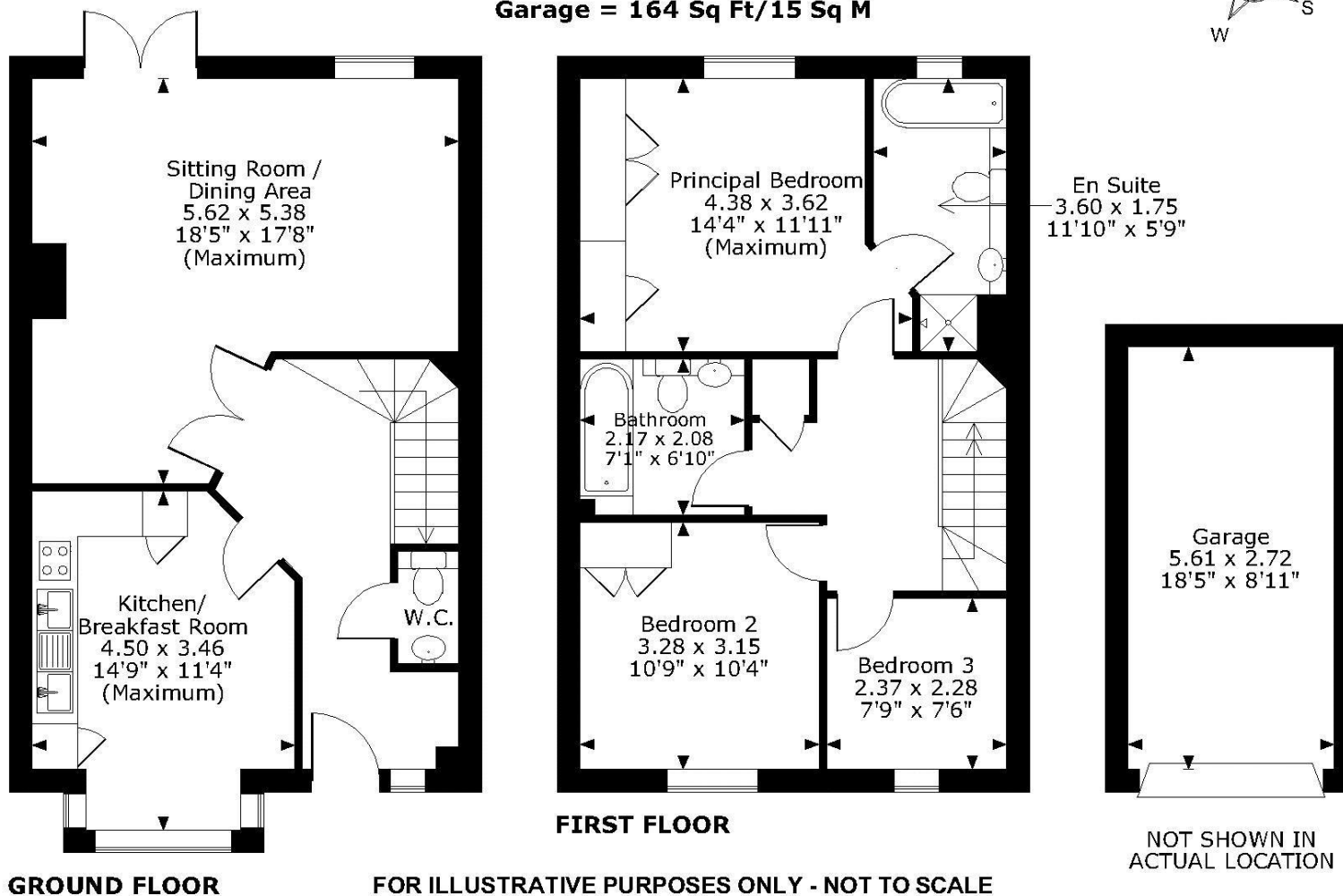
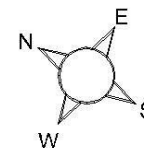
**Council Tax - Guildford Borough Council –
Band F - £3682.18 per annum (2026-27)**

All Mains Services

Service charge - £125 pcm in total (reviewed periodically)

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Approximate Gross Internal Area
Ground Floor = 573 Sq Ft/53 Sq M
First Floor = 531 Sq Ft/49 Sq M
Total = 1104 Sq Ft/102 Sq M
Garage = 164 Sq Ft/15 Sq M



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

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