



BOURNESIDE

Albury, Surrey



A HANDSOME PERIOD HOME WHICH HAS BEEN SYMPATHETICALLY UPGRADED THROUGHOUT

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/dining room | Sitting room | Living room | Study | Shower room | Second study/bedroom

First Floor: Principal bedroom suite | Guest bedroom with en suite | Three double bedrooms
Family bathroom | Separate cloakroom

Garden and Grounds: Double garage with studio above

In all about 0.63 acres

Distances: Stations in Gomshall 2.5 miles (Gatwick Airport from 35 mins)

West Clandon 4.1 miles (London Waterloo from 55 mins)

Guildford 5 miles (London Waterloo from 35 mins), A3 5 miles, M25 (Junction 10) 10 miles

Gatwick 21 miles, Heathrow airport 24 miles

(All distances and times are approximate)



SITUATION

Albury lies to the east of Guildford in the Surrey Hills, adjacent to the popular villages of Gomshall, Abinger Hammer and Shere. All these villages benefit from local amenities catering for day to day needs and Albury particularly benefits from a post office, village shop, public house and a church. The village is located in the Surrey Hills Area of Outstanding Natural Beauty and the location offers access, not only to the rolling Surrey Hills themselves but also to churches, museums, public houses and restaurants as well as local playing fields. There are more extensive facilities in Guildford to the west and Dorking to the east.

There are an excellent range of state and independent schools in the area including Shere Infant and Nursery School, Charterhouse and Prior's Field in Godalming, St Catherine's in Bramley, Cranleigh School, Duke of Kent in Peaslake and Belmont in Holmbury St Mary.







BOURNESIDE

Bourneside is thought to date from the 1700s and has been modernised symptomatically throughout and enlarged to provide a fabulous family home. The house is principally constructed from brick, stone and ironstone with brick chimneys under a clay tile roof.

Bourneside is a substantial and beautifully presented 5/6 bedroom detached family home, set within exceptionally private gardens extending to over 0.6 acres and backing onto the picturesque Tillingbourne stream. Tucked away from neighbouring houses yet only a five-minute walk from the heart of Albury village, the property offers both seclusion and convenience.

The ground floor offers excellent accommodation, centred around a beautiful open-plan kitchen/dining room with a central island and views over the rear garden. In addition, there are two further reception rooms, both featuring fireplaces, including a living room with a stunning bay window.



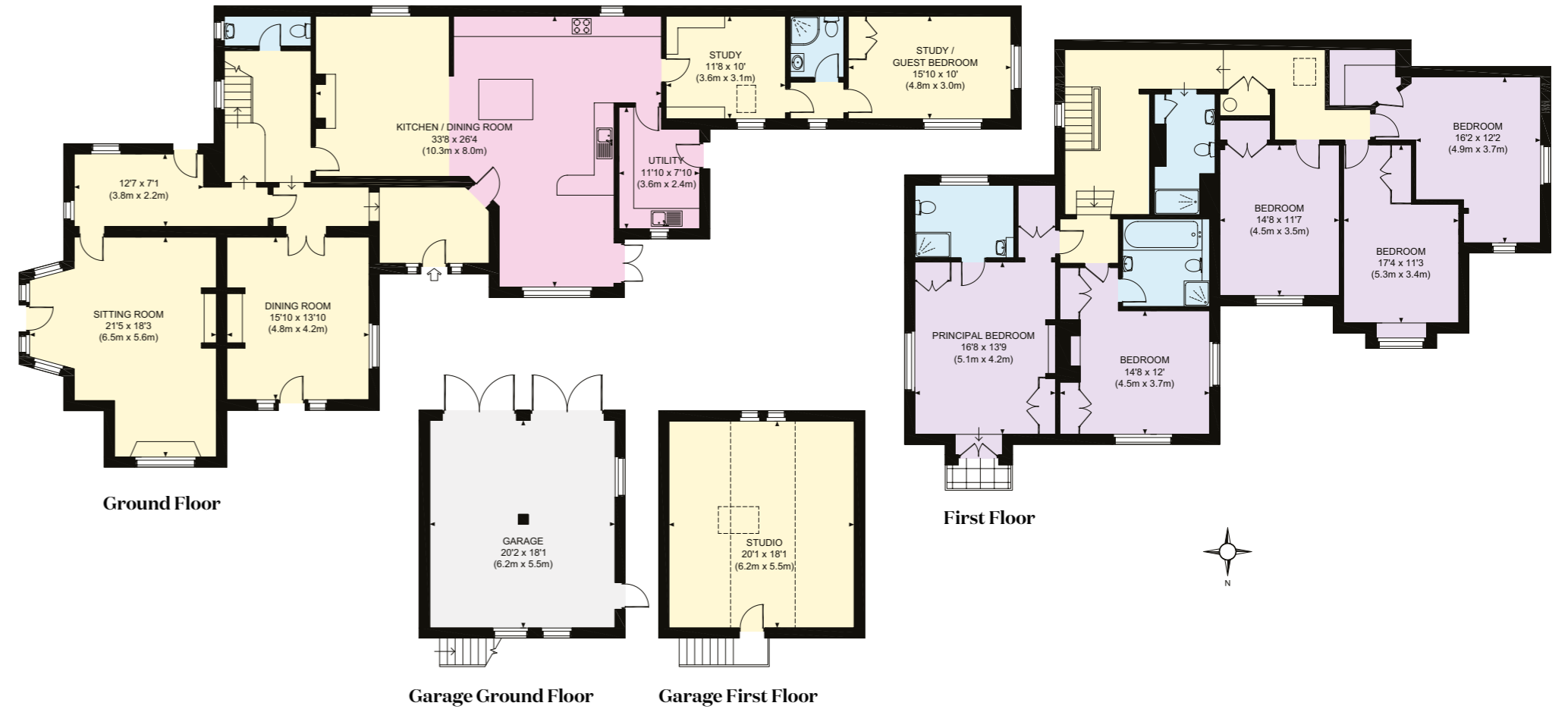
To the other side of the house are a study, utility room, shower room and a guest bedroom, currently used as a second study.

The principal bedroom is particularly impressive, featuring a small balcony with views over the garden and the Tillingbourne river, along with a spacious en suite bathroom. This floor also includes an en suite guest bedroom, three further double bedrooms and a family bathroom.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 House 3632 sq ft / 337.4 sq m
 Outbuildings 491 sq ft / 45.6 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The House is approached via electric gates, beyond which is a large garage with first floor space that might, with the relevant consents, be used as additional accommodation.

The magnificent gardens enjoy sweeping lawns that lead down to the Tillingbourne with mature trees, box hedges, pathways, flower beds and borders. There is a of delightful seating areas adjacent to the Tillingbourne stream. The garden is a truly tranquil setting.







PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains electricity, water, gas central heating and mains drainage.

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

Tenure: Freehold

EPC: D

Directions (GU5 9AD): From our office in Guildford proceed out through Merrow on the A25, turning right towards Newlands Corner. Continue down the hill passing the Silent Pool on the left and then taking the first right signposted to Albury, into Sherbourne Road. Follow this road for 0.9 miles into the centre of Albury and then continue on for a further 400 yards, after the village shop and Bourneside will be found on your left-hand side.

Viewing: Strictly by appointment with agent.



Morten Boardman

01483 617930

morten.boardman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated xxxxxx 20XX. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP, Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

