



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

TERRA COTTA
Independent Estate Agents



PROPERTY DESCRIPTION

A charming Victorian country home set within approximately one acre of gardens and grounds with stables and far-reaching rural views, located in the sought-after hamlet of Little London on the borders of Shere and Albury.

This attractive four-bedroom semi-detached property offers spacious and versatile accommodation including an impressive dual-aspect sitting room with bay window, log burner and doors opening to the garden, a separate family room and a generous kitchen/breakfast room. A large conservatory/dining room provides an excellent space for entertaining with direct access to the garden. A ground-floor shower room adds practicality for everyday living.

The first floor provides two double bedrooms and a further bedroom overlooking the rear garden, together with a family bathroom. A staircase continues to the second floor where a bright fourth bedroom or home office is set within the eaves.

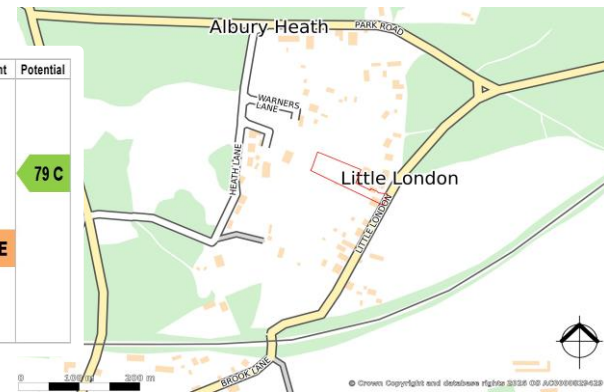
Outside, double wrought-iron gates open to an extensive driveway with ample parking and access to a 27ft garage with mezzanine storage. The gardens extend to approximately one acre and include lawns, mature trees, woodland, a vegetable garden and a small stable block.

The property retains many original character features and offers excellent potential to extend (STPP). Offered for sale with no onward chain.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





SITUATION

Situated in a very peaceful location in the heart of the Surrey Hills with superb views over fields to the front, within a stones throw of the King William IV pub & within circa 1 mile of Shere village which offers local shops, pubs, a high end restaurant, cafes (including one serving cocktails on a Friday evening during the Summer), schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only) & occasional cinema nights (in the village hall). Albury village (also circa 1 mile away) has a Post Office/shop, a well-stocked village grocery shop, pub with restaurant & church. The property offers 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. As the road bears round to the right, bear left into Little London, where you will find Deepdale Cottage on your right, immediately after the William IV pub.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

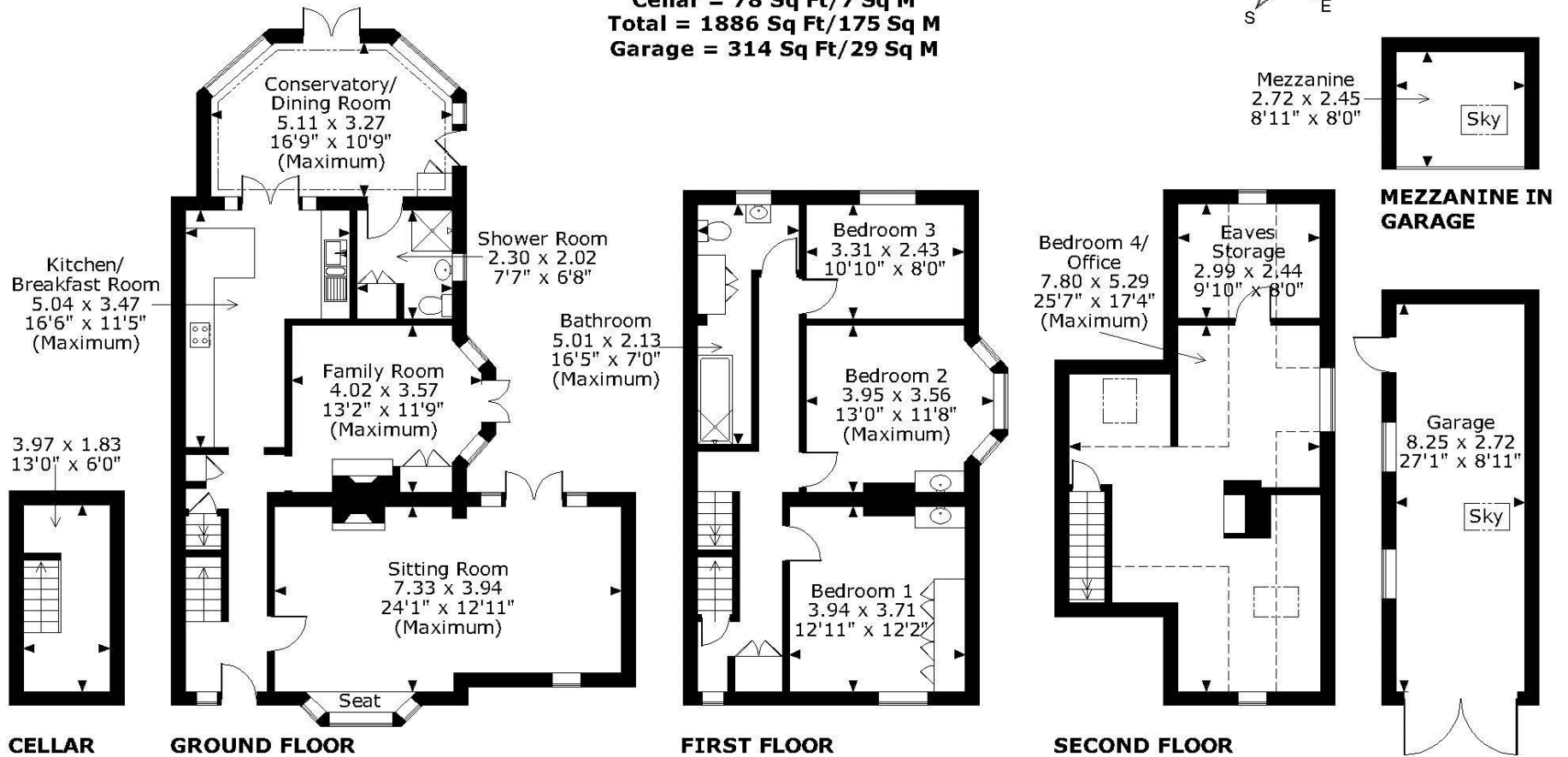
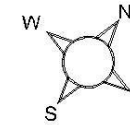
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band G –
£4,304.64 per annum (2026-27)**

**All mains services except oil rather than gas
& a private cesspit**

Deepdale Cottage, Little London, Albury, Surrey GU5 9DG

Approximate Gross Internal Area
Ground Floor = 950 Sq Ft/88 Sq M
First Floor = 643 Sq Ft/60 Sq M
Second Floor = 215 Sq Ft/20 Sq M
Cellar = 78 Sq Ft/7 Sq M
Total = 1886 Sq Ft/175 Sq M
Garage = 314 Sq Ft/29 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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