



**Heathfield Cottage, Heath Lane,
Albury, Surrey GU5 9DD
Price £1,195,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A 4 double bed detached family home with adjacent triple garage with pitched beamed studio beyond set in just over 1/3 acre garden with lovely views over Albury Heath to the front, offering superb scope to update & potentially increase the amount of living accommodation (stpp). Ground floor accommodation comprises an entrance hall with space for coats & boots & wc. A door leads through to a 24ft sitting room with feature log burner & 2 sets of square bay windows overlooking the front garden & Albury Heath. This leads through to a great sized dining room with door to garden, & in turn through to a well proportioned kitchen/breakfast room with fitted units, a wooden dresser, a log burner & door to side, providing easy access to the garage & studio as well as the patio & rear garden. The triple length garage has double doors to the front & further double doors to the rear, providing access to the patio. The circa 20ft "Chapel" just beyond the garage has a pitched roof & wooden beams, an old brick flooring & enjoys lovely views over the garden.

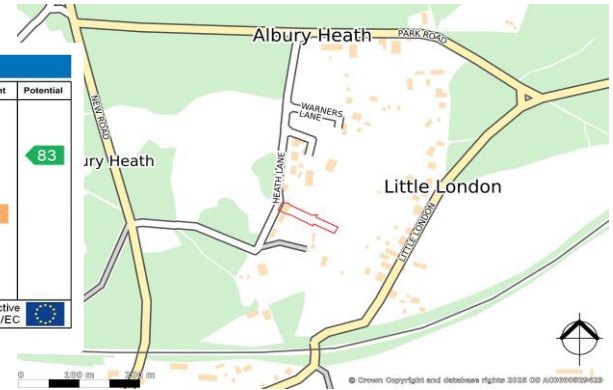
The 1st floor offers a large double bedroom overlooking the heath, with fitted wardrobes, an original fireplace & a large ensuite shower room, with double shower cubicle, wc & basin. There is a 2nd large double bedroom & 2 other smaller double bedrooms, plus a large family bathroom with bath, corner shower, wc & basin.

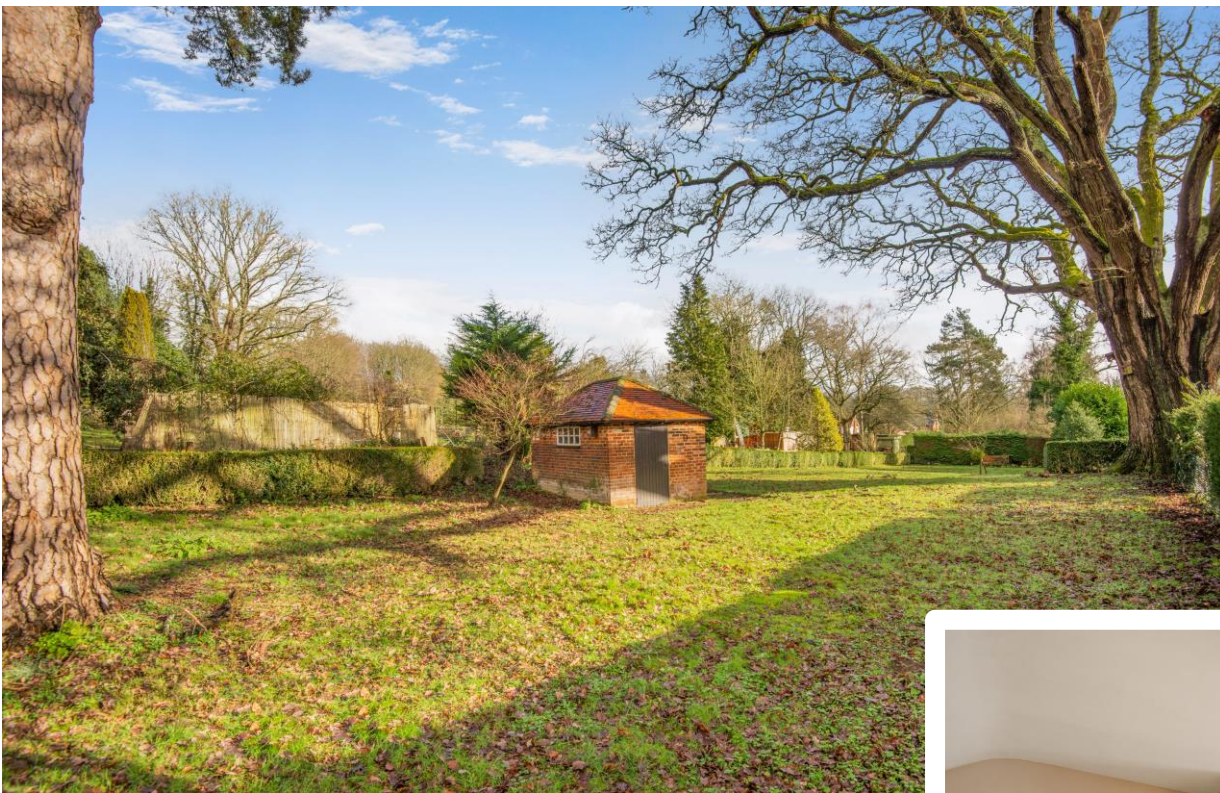
Outside, the property is bordered by a picket fence to the front, with a 5 bar gate & pedestrian gate providing access to a gravelled area of off-street parking for several cars & leading to the garage with an area laid to lawn to the other side. A gate between the house & garage leads through to an extensive patio & the rear garden, with steps down to an area laid to lawn, with mature hedging to either side. A gap in the hedge part way down the garden leads to a further area laid to lawn with a brick built outbuilding with windows, in rear garden in total extending to over 1/4 acre. Located in this quiet hamlet with direct access to walks & within a short walk of the highly regarded William IV pub in Little London & circa 1 mile of Shere & Albury. No onward chain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC
			WWW.EPC4U.COM





SITUATION

Situated in a very peaceful location in the heart of the Surrey Hills overlooking Albury Heath, within a short walk 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 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 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. Take the 1st turning on the left onto the A248 towards Albury, continue over the small bridge then turn immediately left onto New Road. Continue for 1/2 mile, turning left onto Park Road (just after the entrance to Albury Cricket Club on your right). Take the 1st right onto Heath Lane, continue past Warners Lane and Heathfield Cottage is the 5th house on your left.







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

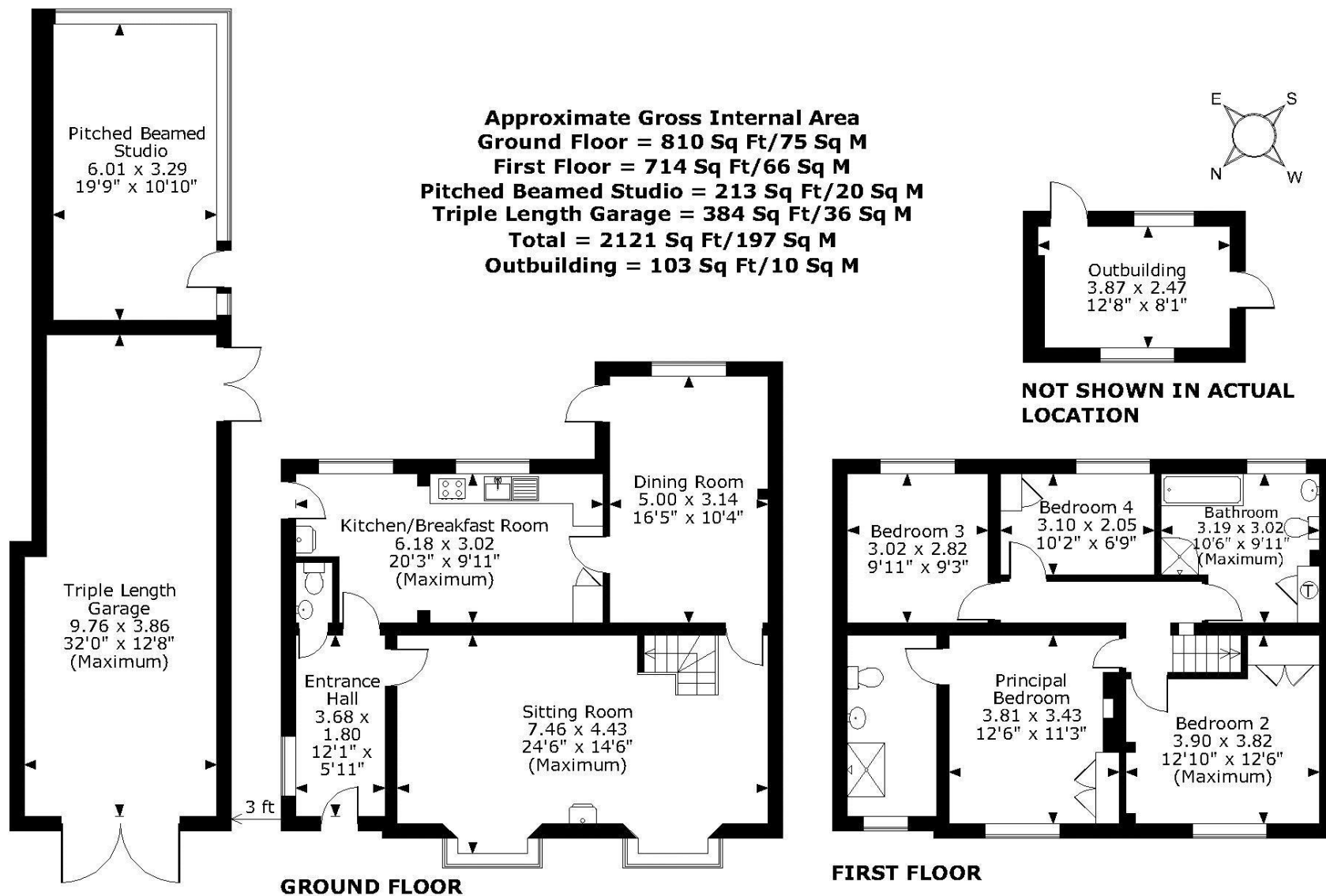
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band G –
£4109.41 per annum (2025-26)**

**All Mains Services except oil rather than gas & a private cesspit
rather than mains drains**

**B4SH super fast broadband spur in garden ready to be connected
Private road with no annual charges, just the occasional request to
contribute towards road maintenance (on an as required basis)**

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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