



**The Old Post Office, The Street,
Albury, Surrey GU5 9AD
Price £995,000 Freehold**

TERRA COTTA

Independent Estate Agents



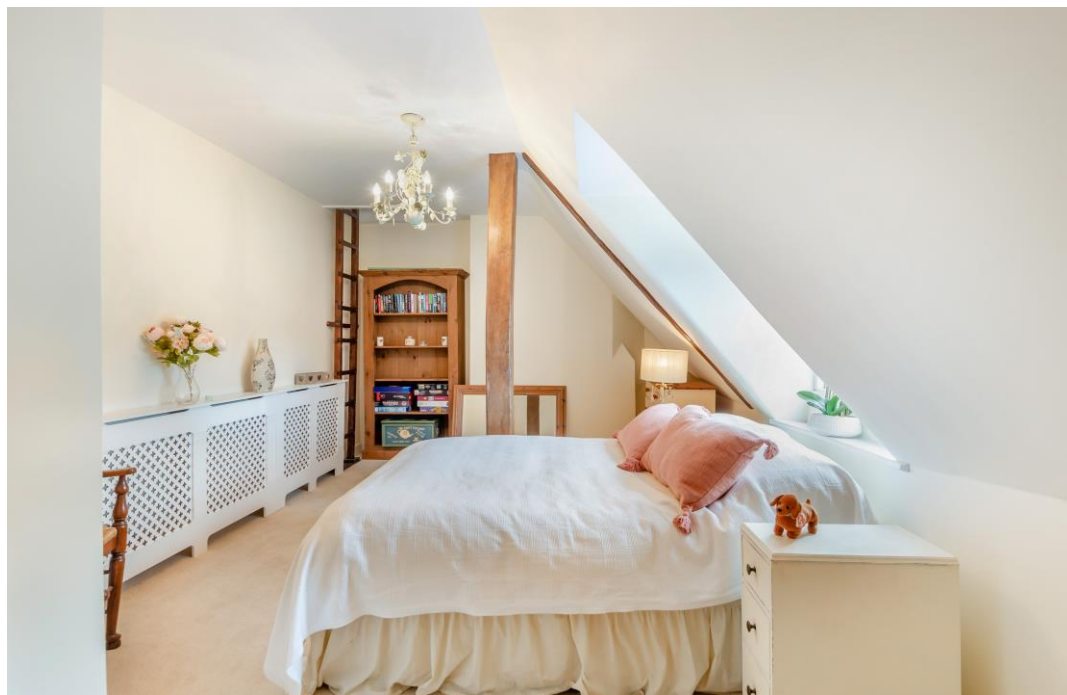
PROPERTY DESCRIPTION

A spacious & very well presented 4 double bedroom family home set over 4 floors, with a good size garden leading down to the Tillingbourne stream, set in the heart of Albury village.

Ground floor accommodation comprises a sitting room with feature log burner set into an original brick surround, a solid wood floor & fitted shelving/storage. A door leads through to an inner lobby with steps up to a dining room with an open fireplace with original brick surround & a window overlooking the rear garden & a shower room with shower cubicle, wc, basin, fully tiled walls & a heated towel rail. Steps lead down to a well fitted cottage style kitchen/breakfast room with an extensive range of low level & wall mounted units to include glazed display units with lighting & solid granite work tops. There is a freestanding Range set into an original brick surround, a fitted microwave, butler sink with window over with a view of the garden, all complemented by ceiling beams & a tiled floor. A door from the kitchen leads to a large walk-in cellar & another to a utility room with an additional butler sink, beamed ceiling & a stable door leading out to the paved courtyard & rear garden.

The first floor offers a large double bedroom with 2 sets of fitted wardrobes either side of a dressing table with lighting over with an archway through to a large dressing room (possible 5th bedroom). There is also a 2nd double bedroom with feature display fireplace & a family bathroom with freestanding bath, wc & basin on this level. A further staircase leads up to 2 further double bedrooms, both set slightly into the eaves, one with fitted wardrobes & the other with a ladder leading up to the loft.

Outside, the property has a couple of steps at the front leading up to the front door, a gate to the side provides access to the rear garden, which has a most attractive & private paved courtyard area to the rear of the property with a lawned garden (with invisible boundaries with the neighbouring property) leading down to a couple of sheds & a paved area overhanging the Tillingbourne stream. There is an area of parking available immediately opposite the property at no charge, or alternatively you can purchase a permit (circa £90 per annum) within the Village Hall car park (100 yds along the road). The property offers superb family accommodation in a central village location. Must be seen!





Grade II listed –
no EPC required





SITUATION

Albury village has a Post Office/shop, a well-stocked village grocery shop, pub with restaurant & church & offers easy access to local woodland, public footpaths, nearby bus routes, neighbouring villages including Shere as well as the A25 & Guildford. There are also 3 schools within a 5 minute drive, and this property is within the catchment area of the sought after Tillingbourne primary school & George Abbot secondary School. There is also a trout lake within a short walk of the property (membership available) as well as a Village Hall & river fronted picnic area.

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 first left onto the A248 towards Albury. Continue for circa 3/4 mile where you will find The Old Post Office on your right, 100 yards (4 houses) after the Village Hall & car park & before the village store & pub.







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

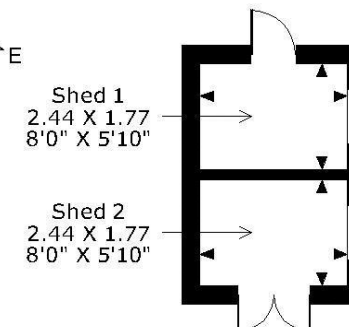
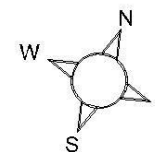
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band F –
£3,730.69 per annum (2026-27)**

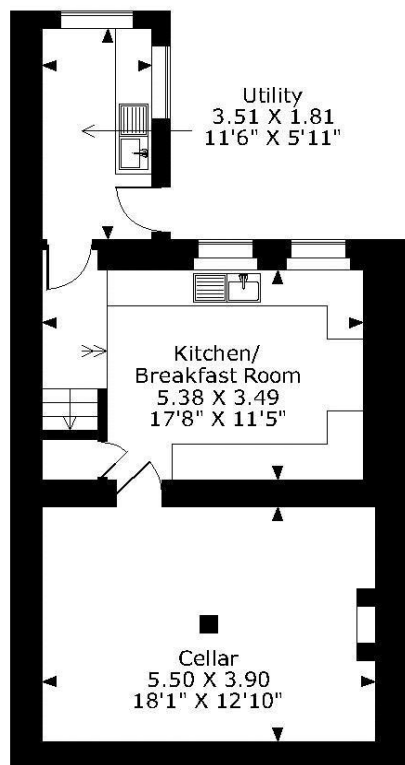
**All Mains Services Residents parking permit in the village hall
available to purchase at a cost of £90 per annum**

The Old Post Office, The Street, Albury, Surrey GU5 9AD

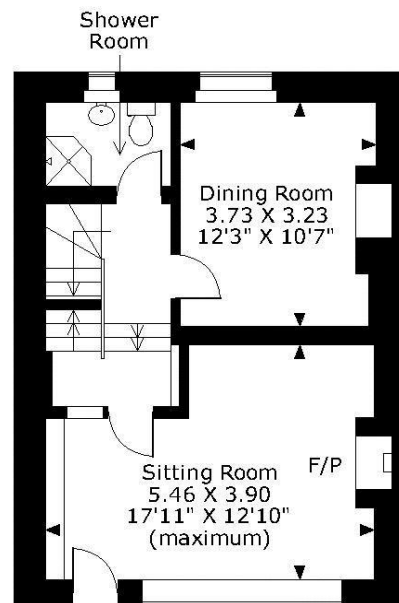
Approximate Gross Internal Area
Lower Ground Floor = 534 Sq Ft/50 Sq M
Ground Floor = 463 Sq Ft/43 Sq M
First Floor = 524 Sq Ft/49 Sq M
Second Floor = 334 Sq Ft/31 Sq M
Total = 1855 Sq Ft/173 Sq M
Sheds = 97 Sq Ft/9 Sq M



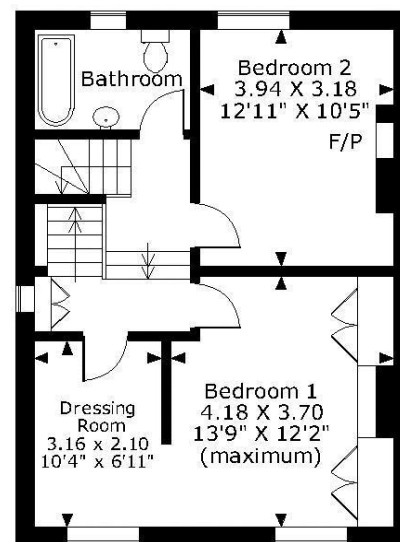
Not shown in actual location



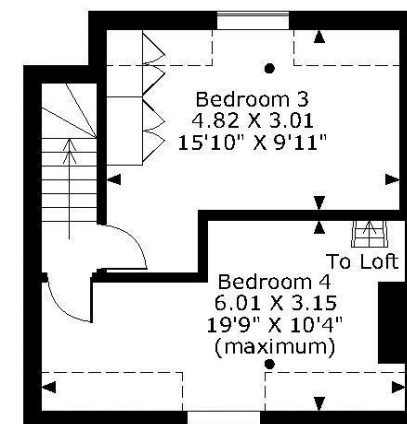
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663616/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.