

# Ford Farm, Albury, Surrey

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# An amazing home in an enviable secluded and accessible position in the Surrey Hills.

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## Summary of accommodation

### Main House

Reception hall | Sitting room | Family room  
Kitchen/family room | Utility room | Shower room  
Cloak room | Wine cellar

Four bedrooms | Two bath/shower rooms  
Sitting room

### Outbuilding

Office | Kitchenette | Shower room | Mezzanine storage  
Barn style car port and garage | Workshop

### Garden and Grounds

Lawned garden | Terrace | Vegetable garden

**In all about 0.48 acres**



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## Situation

Ford Farm is located in an accessible location at the end of a no through road on the edge of the village of Albury, in the heart of The Surrey Hills.

Albury is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, overlooking magnificent countryside. This perennially popular picturesque village has a public house, village stores and church.

Schools in the area include Shere C of E Infant & Nursery School, Charterhouse at Godalming, Prior's Field at Godalming, St. Catherine's in Bramley, Cranleigh School in Cranleigh, Duke of Kent in Peaslake and Belmont in Holmbury St Mary, Royal Grammar School, The High School and Tormead in Guildford.

## Distances

Albury 1.6 miles, Guildford 7 miles (London Waterloo from 35 mins), Dorking 8.8 miles, Central London 33.4 miles. Roads: M25 (Wisley Junction 10) 10.2 miles.

**Airports:** London Heathrow 23.3 miles, London Gatwick 21.4 miles.

(Distances and times approximate)





## Ford Farm

Ford Farm is a massively attractive Grade II Listed family home that has been modified and extended by our clients to provide amazing accommodation spread over three floors. The accommodation comprises a generous reception hall, a grand sitting room, a delightful family room from which there are steps down to the modern kitchen/dining/family room which is extensively glazed and provides delightful views of the rest of the house, the gardens as well as the surrounding countryside. In addition, there is a cloak/laundry room, a shower room and a utility/boot room.

On the first floor there is a central sitting room/library as well as three bedrooms and en suite bath/shower room and a family bath/shower room. Stairs lead up to the fourth bedroom and loft (which lends itself to being converted to further accommodation, if required, subject to the relevant consents being obtained), on the second floor.

















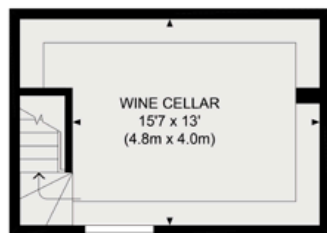


Approximate Gross Internal Floor Area

Main House: 3,501 sq ft / 325.3 sq m

Outbuildings: 615 sq ft / 57.1 sq m

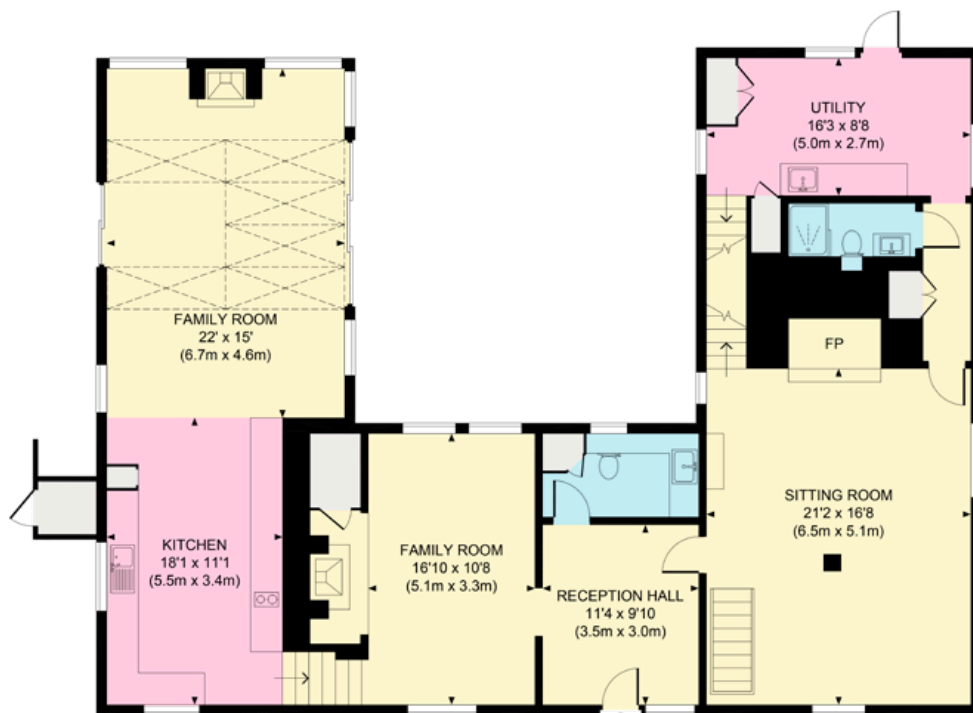
Total: 4,116 sq ft / 382.4 sq m



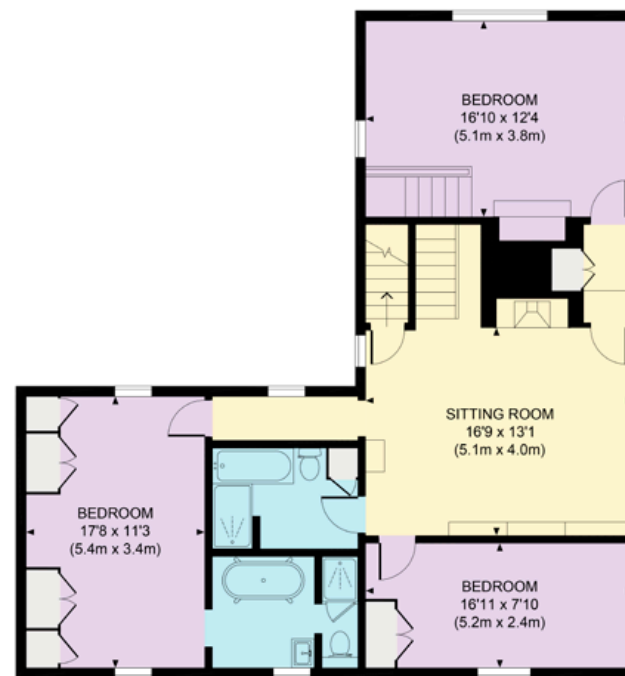
Wine Cellar



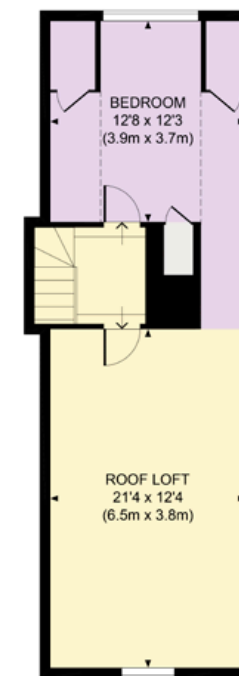
Outbuilding



Ground Floor



First Floor



Second Floor



## Outbuildings

Attached to the car port and at one end of the garden is the charming Office which has a kitchenette and shower room as well as mezzanine storage area.

Adjacent to the drive is the double car port with a store at the rear and a single garage with a log store to one side.

## Gardens

The gardens are primarily laid to lawn part surrounded by hedges and fencing interspersed with mature specimen

trees. Adjacent to the house is as an area of terrace, as well as a fenced vegetable garden with raised beds.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains electricity, private water and drainage as well as oil-fired central heating.

**Local Authority & Council Tax Band:** Guildford Borough Council. 01483 505050. Band H

**Energy Performance Certificate Rating:** Band F

**Postcode:** GU5 9DB

**What3words:** spoke.tribe.smashes

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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.

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