



Mill House, The Street, Albury, Surrey GU5 9BF

Price £1,750,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

An extended, completely refurbished & immaculately presented 4/5 bed detached period house set in circa 1 acre of landscaped gardens with waterfall & river frontage in the heart of Albury village. Accommodation comprises a 26ft reception room with exposed brick wall, feature porcelain stone floor with underfloor heating & fully opening sliding doors to the rear & side elevations (so completely open to the elements in the Summer), leading out to & overlooking the superbly landscaped garden & the Tillingbourne river with Mill race & waterfall within the boundaries of the garden. There is a study off this room with views over the garden, & a 2nd kitchen housing utilities leading to a gym/possible cinema room or Bedroom 5. A staircase then leads up to the ground floor (from the front, the lower ground floor is at ground level when accessed from the rear). The ground floor accommodation comprises a good size entrance hall, drawing room with feature open fireplace, original wooden shutters set into the bay window & high ceilings, good size kitchen/breakfast room with high quality units, plenty of space for table & chairs & further bay window with original shutters with front aspect, additional family room & wc. The 1st floor boasts a master bedroom with extensive fitted wardrobes & a large ensuite shower room with 2 open showers & his & hers wash hand basins, 2 further double bedrooms & a family bathroom with freestanding bath. A further staircase (with access to a fully dry-lined loft room) leads up to the guest bedroom, a large double with skylights, eaves storage cupboards & an ensuite shower room. The ground, 1st & 2nd floors all benefit from solid oak flooring & underfloor heating. Outside, there is an extensive brick-block paved area to the front providing off-street parking for several cars. There is also a driveway that leads over the river to the rear of the property leading to a detached double garage with storage over, additional parking for 2 cars in front of the garaging & parking for visitors. From there, the garden leads to a pedestrian bridge which takes you over the river to the rear of Mill House, where there is a terrace leading into the lower ground floor reception room, & to the rear of the garage is a decked area with space for table & chairs. The landscaped gardens extending to circa 1 acre are a real feature of this property, & are mainly laid to lawn with various trees, shrubs & ferns, & there are lovely views to the rear & side, & further communal gardens too. This immaculate & extensive village home has been lovingly restored & offers many character features. A great opportunity to enjoy village life in the heart of the sought after Surrey Hills, yet within approx. 3 miles of Guildford town centre & in the catchment area for several desirable schools.

Directions :

From our office in Gomshall, proceed on the A25 towards Guildford. Take the 4th turning on the left, the A248 towards Albury and Godalming. Proceed towards Albury Village, where you will find Mill House immediately after the large trout pond on your right, just before the Village Hall car park.

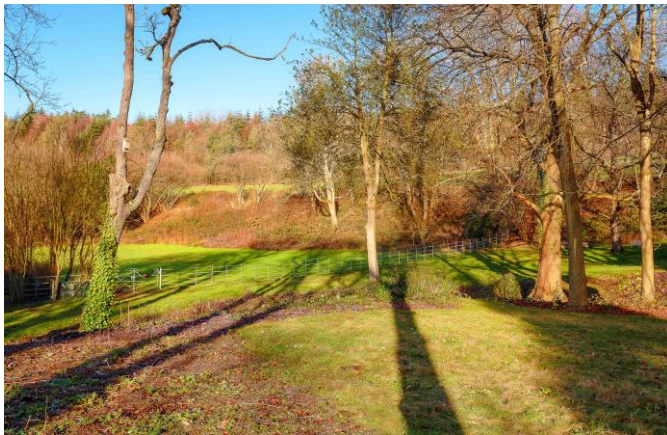
Situation :

Situated within a short walk of Albury village which has a Post Office, a well-stocked Village store, Pub with restaurant & Church. Albury benefits from direct access to the local woodland with public footpaths, & provides easy access to nearby bus routes, 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 George Abbot secondary School.

Council Tax - Guildford Borough Council Band H - £3,769.86 per annum

All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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LOWER GROUND FLOOR

STUNNING 350 SQ FT SITTING ROOM WITH FULLY GLAZED SLIDING DOORS LEADING TO THE GARDEN & RIVER
21FT KITCHEN/UTILITY ROOM PROVIDING FACILITIES TO SUPPORT MAIN RECEPTION ROOM
29FT GYM / POSSIBLE CINEMA ROOM OR 5TH BEDROOM
STUDY WITH VIEWS OVER GARDEN

GROUND FLOOR

DRAWING ROOM WITH OPEN FIREPLACE & BAY WINDOW WITH ORIGINAL SHUTTERS
MAIN KITCHEN/BREAKFAST ROOM WITH HIGH END UNITS & GOOD SPACE FOR TABLE & CHAIRS SET INTO BAY WITH ORIGINAL SHUTTERS
FAMILY ROOM WITH REAR ASPECT
WC

FIRST FLOOR

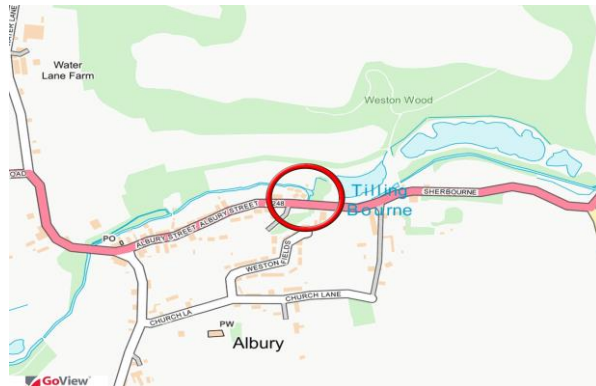
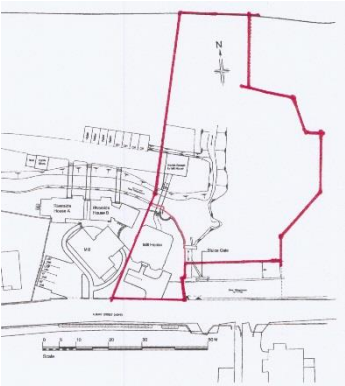
MASTER BEDROOM – LARGE DOUBLE WITH FRONT ASPECT & EXTENSIVE FITTED WARDROBES
ENSUITE SHOWER ROOM WITH HIS & HERS SHOWERS & BASINS
BEDROOM 3 – DOUBLE WITH FRONT ASPECT
BEDROOM 4 – DOUBLE WITH REAR ASPECT
FAMILY BATHROOM WITH FREESTANDING BATH

SECOND FLOOR

GUEST BEDROOM – LARGE DOUBLE WITH EAVES STORAGE & SKYLIGHTS
ENSUITE SHOWER ROOM
DRY-LINED LOFT ROOM (ACCESSED VIA STAIRCASE)

OUTSIDE

A BRICK-BLOCK PAVED AREA TO THE FRONT OF THE HOUSE PROVIDES OFF-STREET PARKING FOR SEVERAL CARS
DETACHED DOUBLE GARAGE WITH STORAGE OVER & FURTHER OFF-STREET PARKING TO THE REAR
ADDITIONAL VISITOR PARKING
CIRCA 1 ACRE OF LANDSCAPED GARDENS INCLUDING A MILL RACE & WATERFALL (& THE TILLINGBOURNE RIVER FLOWS THROUGH)
ADDITIONAL COMMUNAL LAWNED GARDEN TO REAR OF VISITOR PARKING



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	82	77	77

Energy Efficiency Rating Legend:
 A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)
 Not energy efficient - higher running costs

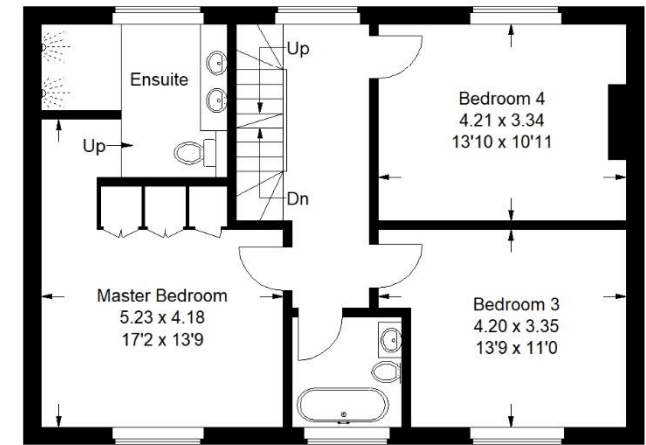
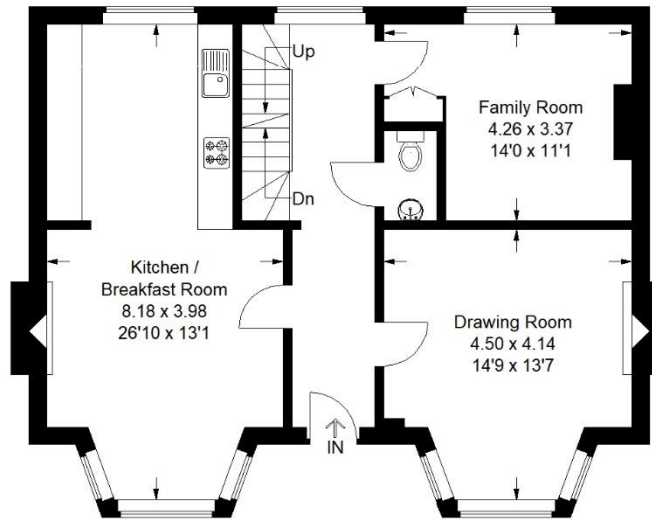
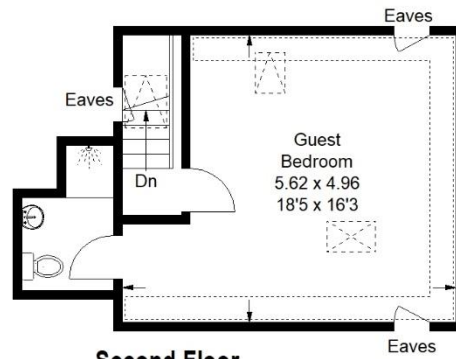
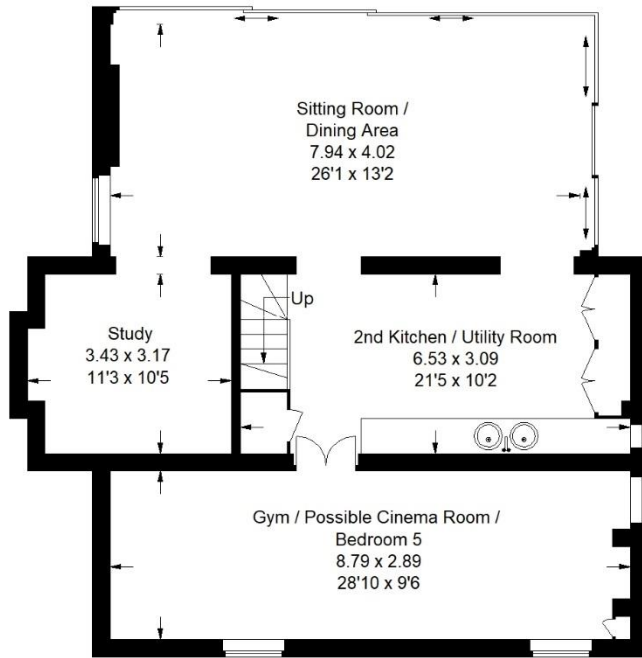
Environmental Impact (CO₂) Rating Legend:
 A (10-19), B (20-29), C (30-39), D (40-49), E (50-59), F (60-69), G (70-79)
 Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales

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Approximate Gross Internal Area = 266.9 sq m / 2873 sq ft
 Garage = 32.8 sq m / 353 sq ft
 Total = 299.7 sq m / 3226 sq ft



= Reduced headroom below 1.5 m / 5'0"

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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.

Gomshall Office
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Opening Hours
 Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm