



**April Cottage, Warners Lane, Albury, Surrey GU5 9DE**

**Price £850,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

A rare opportunity to purchase a unique property situated on Albury Heath. This very well presented 3 bedroom family home with light & airy rooms & great views is located at the end of a quiet cul-de-sac in this rural & highly sought after area. Ground floor accommodation comprises a large sitting room with bay window & log burner open plan to a dining room with double doors to the patio & rear garden, a 3rd bedroom/family room with skylight, a well fitted kitchen/breakfast room with an extensive range of units & breakfast bar, separate utility room with door to side & wc. The 1st floor benefits from a good size dual aspect double bedroom to the rear with fitted wardrobes & views over the garden & fields beyond, a 2nd double bedroom, a bathroom with bath & wall mounted shower & a shower room, plus additional storage on the landing. Outside, there is a small lawned area to the front & a 5 bar gate to one side provides access to a large gravelled driveway providing parking for numerous cars & continues to the rear of the property. The substantial rear garden is mainly laid to lawn with a variety of trees & shrubs, & this overlooks a field to the rear of that. Within the rear garden there is a large Summerhouse with power, light & a heating/air conditioning system, which is suitable for use as an office, studio or gym. The property offers great scope to extend (stpp), we believe the foundations are in place under the single storey part of the house to build above it & the loft is large & also offers potential. This desirable home is located within a short stroll of the village pub in Little London & also Albury Heath as well as numerous other walks & bridle paths. Offered for sale with no onward chain, viewings are highly recommended.

## 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 continue onto Park Road then turn 1st left onto Heath Lane. Take the 1st left again into Warners Lane, follow the lane to the end where you will find April Cottage ahead on your right.

## Situation :

Situated in a very peaceful location in the heart of the Surrey Hills, within a short walk of the King William IV pub in Albury Heath, within circa 1 mile of Shere & Albury villages & providing 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.



**Council Tax - Guildford Borough Council - Band G - £3,483.02 per annum (2021-22)**

**All Mains Services except oil rather than gas (with gas bottles for the kitchen hob) & a newly replaced shared cesspit with the neighbour**

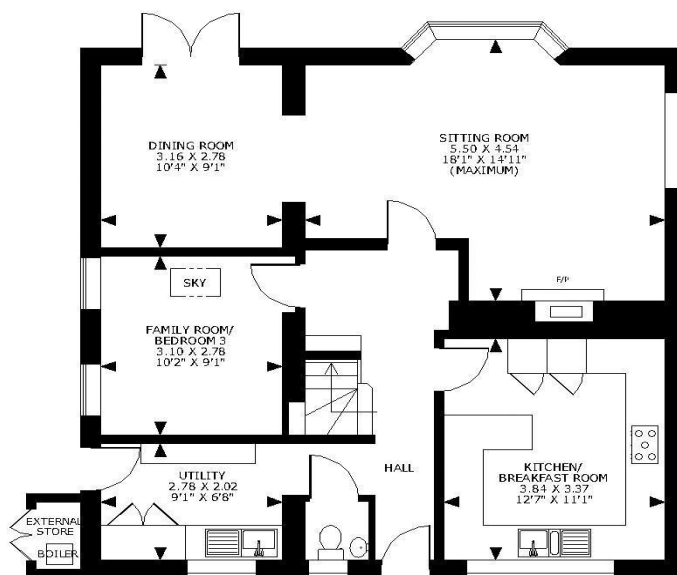
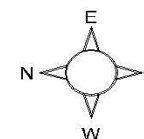
**Your Local Independent Estate Agent**



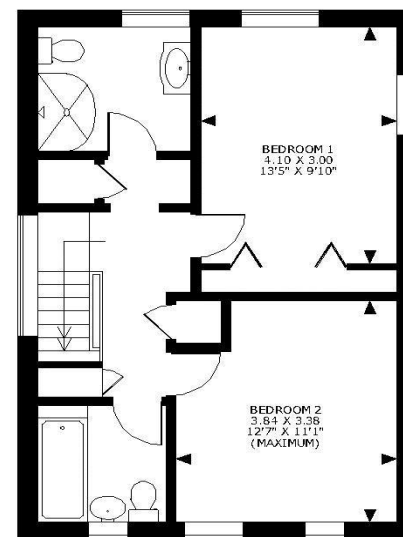
Please call 01483 205150 to arrange a viewing

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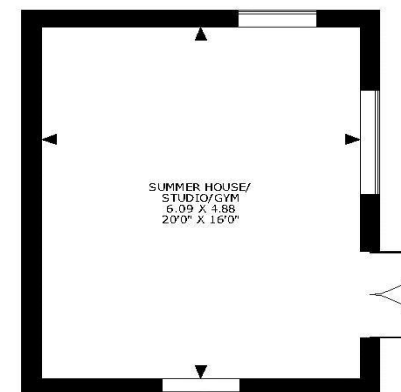
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 806 SQ FT/75 SQ M**  
**FIRST FLOOR = 496 SQ FT/46 SQ M**  
**TOTAL = 1302 SQ FT/121 SQ M**  
**SUMMER HOUSE/STUDIO/GYM = 320 SQ FT/30 SQ M**  
 QUOTED AREA EXCLUDES 'EXTERNAL STORE'



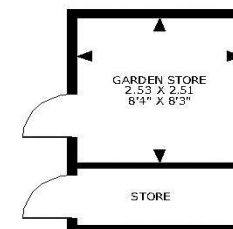
**GROUND FLOOR**



**FIRST FLOOR**



**Not in actual location**



**Not in actual location**

**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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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.

## Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF  
 Tel: 01483 205150

## Opening Hours

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