



**Albury Heath, Guildford,
Guide Price £1,795,000 Freehold**

CLARKE  GAMMON
1919

WOODSIDE ALBURY HEATH
GUILDFORD GU5 9DB

Guide Price £1,795,000

Spans some 4,781sqft

Flexible and adaptable
accommodation

Six bedrooms

Two bedroom annexe

Large wine cellar

Variety of outbuildings and
garaging

Heated swimming pool

Gardens and grounds of
approximately 2.6 acres

Superb views over the Surrey Hills

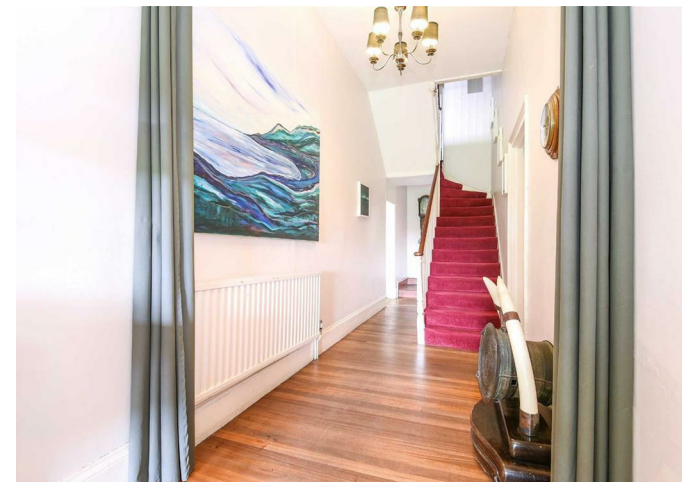
Scope for improvement



A beautifully situated six
bedroom old rectory set within
grounds of approximately 2.6
acres with panoramic views.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

This unique six bedroom property is situated in the heart of the Surrey Hills affording superb distant views over Green Belt countryside. Offering flexible and adaptable accommodation spanning some 4,781 sqft, it includes three principle reception rooms, a conservatory, a verandah and a large kitchen/breakfast room which benefits from lovely views. To the first floor are the six bedrooms (one en-suite), large landing and two further bathrooms.

The property is set within approximately 2.6 acres of grounds, of which 1.6 acres are laid to lawn including a heated swimming pool and there's also a one acre paddock. Woodside is reached by a private unmade driveway which meanders past the cricket field and across the heath.

Located within the grounds is a detached two bedroom annexe which includes a kitchen/sitting room, shower room and a conservatory. In addition there are two stables, three garages, a double car port and a variety of storage sheds.

We understand that the property was formally owned by the Northumberland Estate dating back to over a hundred years and has been in the same family for 48 years, it is being sold with no onward chain.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Woodside, Albury Heath, Albury, Guildford

APPROX. GROSS INTERNAL FLOOR AREA 4781 SQ FT 444.1 SQ METRES (INCLUDES ANNEXE, EXCLUDES RESTRICTED HEAD HEIGHT, STORAGE, SHED & VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS

From the A25 take the A248 sign posted Albury, carry along the road crossing the Tillingbourne stream and taking New Road on the left hand side. Carry along New Road passing the cricket pitch on the right hand side, take the first right with a post sign posted Woodside, carry along the track and following in round, the property will be found in front of you.

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band H

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th June 2025 Custom Code : F VL/EL Property Ref
- 4113

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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MAYFAIR
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