



Principal ground floor apartment

Albury Park Mansion, Apartment 3, Albury Park, Guildford, GU5 9BB

Communal reception hall • Kitchen / dining room with mezzanine above • Master bedroom with dressing area, en suite bathroom • 3 further bedrooms and three bathrooms Gym, spa, sauna and wine stores • Double garage and allocated parking • Private garden • Stunning communal gardens and grounds

Guildford town centre 5.6 miles; Guildford station 6.3 miles; West Clandon station 4.1 miles; A3 5.4 miles; Central London 31.9 miles; Gatwick airport 30.3 miles and Heathrow airport 24.3 miles - all distances are approximate.

Description

Principal ground floor apartment, within the magnificent Albury Park Mansion, enjoying a stunning parkland setting in the Surrey Hills Area of Outstanding Natural Beauty, yet benefiting from excellent commuter links.

The magnificent drawing room with outstanding ceiling heights offers a glimpse into the period grandeur of the house. With similar proportions offered within the family kitchen and four main bedrooms the apartment sets itself apart from others currently available for sale. There is a mezzanine study above the kitchen currently being used as a snug. Within the lower ground floor is a wonderful cavern style bar with a spa, sauna, gym and wine cellar. Outside, the apartment has direct access onto an area of private terrace and garden within which a wedding reception for 150 was recently hosted. Communal grounds extend to around 5 acres.

Parking is offered at the side of the apartment and within a separate double garage.

Set in over 5 acres of exquisitely landscaped gardens within the Duke of Northumberland's 150 acre parkland, Albury Park Mansions is a Grade II* listed stately home with a long and distinguished history. This beautiful and historical Surrey house is surrounded by magnificent Listed mature gardens and sits on the bank of the River Tillingbourne.

Albury Park enjoys an impressive architectural provenance. Most recently, the mansion has been fully restored, renovated and updated to a modern and technological specification. The building now marries history and grandeur with 21st century living, and the apartments are ready for a new chapter in the life of this stately home.

With origins predating the Domesday Book and an exceptionally rich architectural heritage, Albury Park rightly deserves its Grade II* Listing. Various different owners, from Earls to parliamentarians and bankers have left their mark on the estate and have contributed to distinctive appearance and stunning surroundings that remain today.





Sir John Soane, architect for the Bank of England, made several improvements to Albury Park Mansion including the striking and prominent cantilevered staircase which imparts an awe-inspiring sense of arrival to three of the new apartments.

Augustus Pugin, designer of the Houses of Parliament, also left his mark by giving Albury Park Mansion its unmistakable Gothic Tudor appearance and crowning glory: 63 individual candlestick chimneys. In more recent history, Algernon Percy, 6th Duke of Northumberland, became the new owner of Albury Park and ownership of much of the estate has been retained by The Northumberlands.

Location

Set within the beautiful English countryside it is possible to enjoy the best of both worlds, a lovely rural setting and a large town nearby. Close by are the charming villages of Albury and Shere, which lie within the Surrey Hills Area of Outstanding Natural Beauty. St Martha's chapel on the hill, Blackheath, Silent Pool, Newlands Corner, and other well known beauty spots, are all within easy reach and the neighbouring countryside offers miles of wonderful walking, cycling and riding.

Guildford, with its renowned shopping and recreational facilities, including the Yvonne Arnaud Theatre, multiplex cinema and Spectrum Leisure Centre, is just a short drive away. Its mainline station offers a regular service to London Waterloo, with trains

approximately every 15 minutes and a journey time of around 38 minutes.

Alternative train services are available from West Clandon station, with a journey time of around 55 minutes to London Waterloo. Access to London is via the A3, which connects to the M25, the national motorways, Gatwick and Heathrow Airports and the south coast.

Tenure

Share of the freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Albury Park Mansion, Apartment 3, Albury Park, Guildford, GU5 9BB
Main House gross internal area = 5,929 sq ft / 551 sq m
Garage gross internal area = 323 sq ft / 30 sq m
Total gross internal area = 6,252 sq ft / 581 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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