



Picturesque thatched cottage in a sought after location

Thatch Cottage, Farley Green, Albury, Surrey, GU5 9DN

Freehold

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Beautifully presented • Versatile family living • South west facing front garden towards the village green • Enjoying a quiet position in a village setting • Double garage and outbuildings • Planning permission to rebuild

Local information

The pretty and ancient rural hamlet of Farley Green is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, some six miles to the south-east of Guildford. A short distance away, the villages of Shamley Green, Albury and Shere offer convenience shops and Post Offices for daily needs, in addition to a farm shop, café and delicatessen, churches and public houses. A pleasant drive through Winterfold Forest leads to Cranleigh, the largest village in England, where there is a good range of shopping, including supermarkets, speciality shops, banks, restaurants and a leisure centre, whilst Guildford offers a complete range of shopping, leisure and cultural amenities, as well as a main line station, with a fast and frequent service into London/Waterloo, with journey times from about 35 minutes. A short distance away, the A25 provides the cross link between the main A3 and A24 routes between London and the South coast, which in turn connect with the M25 for access to the airports and the national motorway network.

About this property

Set in a mature attractive plot in a third of an acre and approached via a drive set back from the village green, an exciting opportunity to acquire this beautiful two bedroom thatched cottage that has planning granted to be replaced with an impressive four bedroom detached dwelling providing over 2,000 sq ft of well-balanced

accommodation (ref; 20/P/00763). This is a unique opportunity to live in a stunning thatched cottage or create your dream home in arguably one of Surrey's most sought after locations.

Dating back to around 1920, Thatch Cottage has been beautifully maintained by the current owners. The entrance leads into the light, well presented double aspect living room with an ornamental fireplace, this flows into the dining area and then onto the kitchen/breakfast room. The 23' kitchen has views over the rear garden and leads to the utility room with access to the garden. The larger of the two bedrooms is on the ground floor with a bathroom en-suite. On the first floor there is another bedroom with a large eaves storage room and en-suite shower room. The bedroom is naturally light and enjoys south west facing views over the front garden and surrounding countryside from the large half-moon shaped window.

There is a sizeable and versatile outbuilding, currently being used as a home office, as well as a double garage and ample parking. The gardens surround the property have been beautifully maintained and are mainly laid to lawn with trees, hedges and an array of flower and shrub beds. There is also the benefit of a decking area, to the front of the house, ideal for enjoying the views towards the village green.





Thatch Cottage, Farley Green Albury, Guildford

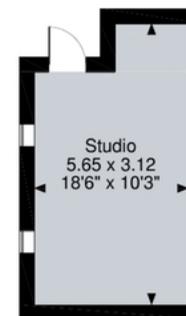
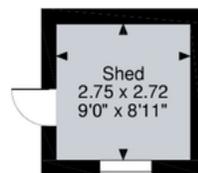
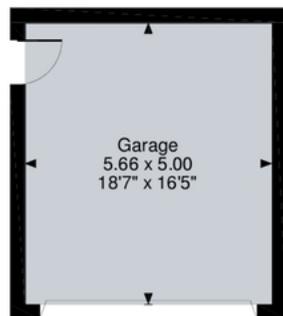
Main House gross internal area = 1,051 sq ft / 98 sq m
 Garage gross internal area = 305 sq ft / 28 sq m
 Shed & Studio gross internal area = 254 sq ft / 24 sq m



Ground Floor



First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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