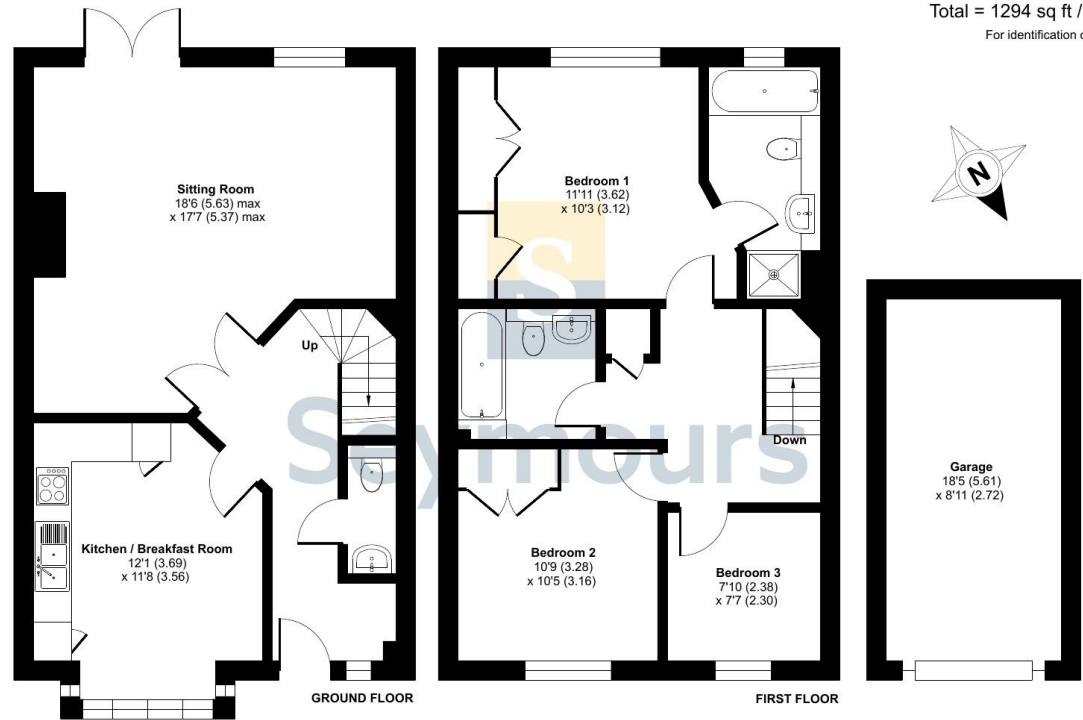


Mill Lane, Albury, Guildford, GU5

Approximate Area = 1103 sq ft / 104.9 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1294 sq ft / 120.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1422099



Seymours



11 Mill Reach
Mill Lane, Albury, Guildford, GU5 9BA
£749,950 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 2 baths
- EPC Rating D
- 1294 sq. ft
- Chilworth 0.7 miles
- Terrace
- Garage within a block
- Residential parking
- Garden
- Attractive communal grounds
- Tranquil setting
- Sought-after Village location
- Excellent transport links

This charming three bedroom terraced cottage is set within a picturesque development in the highly desirable village of Albury, offering beautifully presented accommodation arranged over two floors. The property enjoys a peaceful setting close to surrounding countryside and water meadows, with attractive communal grounds and a private rear garden.

The ground floor accommodation comprises a welcoming entrance hall with staircase rising to the first floor and a convenient cloakroom. To the front of the property sits a generous kitchen and breakfast room fitted with a range of wooden units and integrated appliances, with ample space for a dining table and views over the front garden, creating a bright and sociable area for everyday living. To the rear of the property is a spacious sitting room filled with natural light, offering a comfortable living and entertaining space with double doors opening through to the rear garden.

Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom. The accommodation is well balanced and ideal for a variety of buyers, including downsizers, professionals or small families.

Externally, the property enjoys an attractive rear garden with a patio seating area and landscaped planting, offering a peaceful space for outdoor relaxation and dining. The property also benefits from a garage located in a nearby block together with additional residents parking.

The property is situated in the sought-after village of Albury, a quintessential Surrey village surrounded by beautiful countryside and in the Surrey Hills Area of Outstanding Natural Beauty. The village offers a strong sense of community along with local amenities including a village hall, public house and access to a network of scenic walking and cycling routes.

For a wider range of shopping, leisure and dining facilities, the historic town of Guildford is only a short drive away. Excellent transport links are available with nearby Chilworth station providing services to Guildford and London, while Guildford mainline station offers fast and frequent services to London Waterloo. The area is also well served by a selection of highly regarded schools in both the state and private sectors, making it an attractive location for families.

Service charge: £125 PCM

Transport Links

Chilworth 0.7 miles
Shalford 2.4 miles

Council tax band: Tax band F
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

