

**house.**

PARTNERSHIP

Moving estate agency on





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## RAMBLERS

Farley Heath

Albury

Guildford GU5 9ER

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Nestled in the Surrey Hills, between the villages of Albury and Shamley Green, an idyllic country cottage with stables and paddock, with direct access to open countryside

- Entrance porch and hall
- Sitting room, dining room and conservatory
- Kitchen / breakfast, room, utility room and cloakroom
- Master bedroom with en suite shower room
- 3 further bedrooms and family bathroom
- Hay store and 2 single garages
- Stable block with 6 loose boxes, tack room and feed room
- Gardens and paddock amounting to about 2.42 acres
- Potential to rent a further 2.17 acres
- EPC: E





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properties perfectly presented



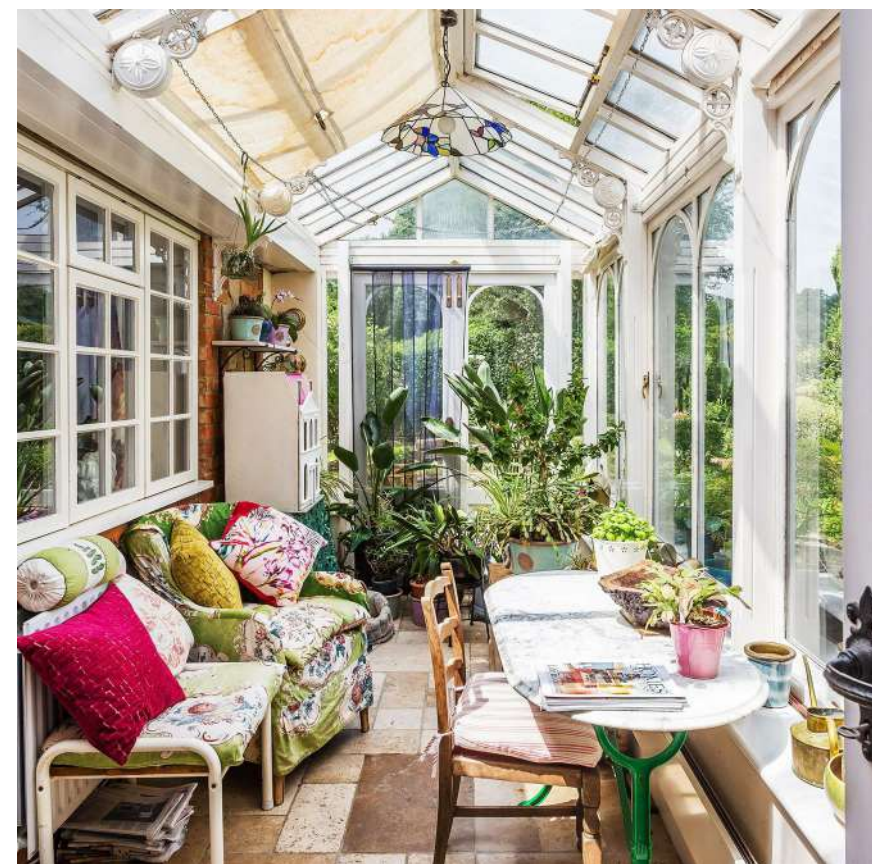
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properties perfectly presented





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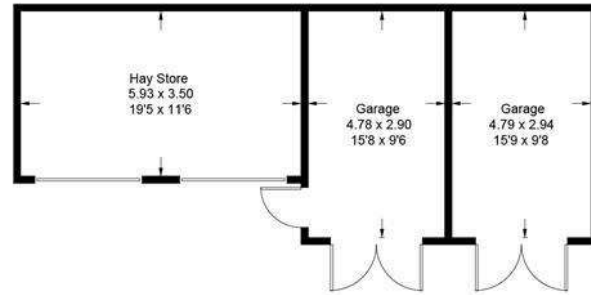
properties perfectly presented



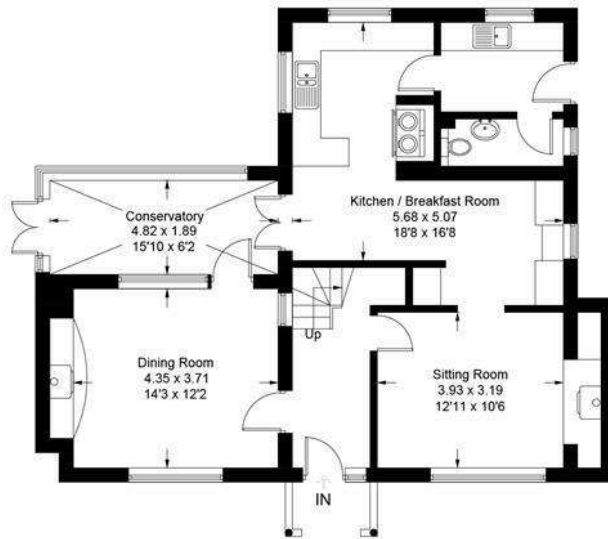


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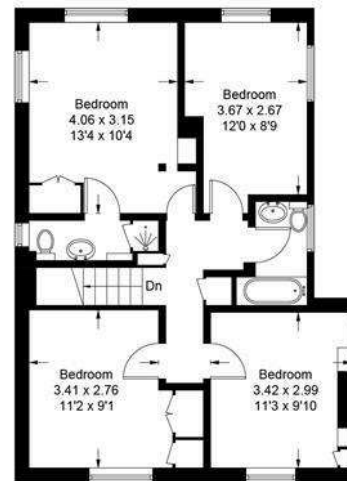
Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft  
Outbuildings = 149.8 sq m / 1612 sq ft  
Total = 297.2 sq m / 3199 sq ft



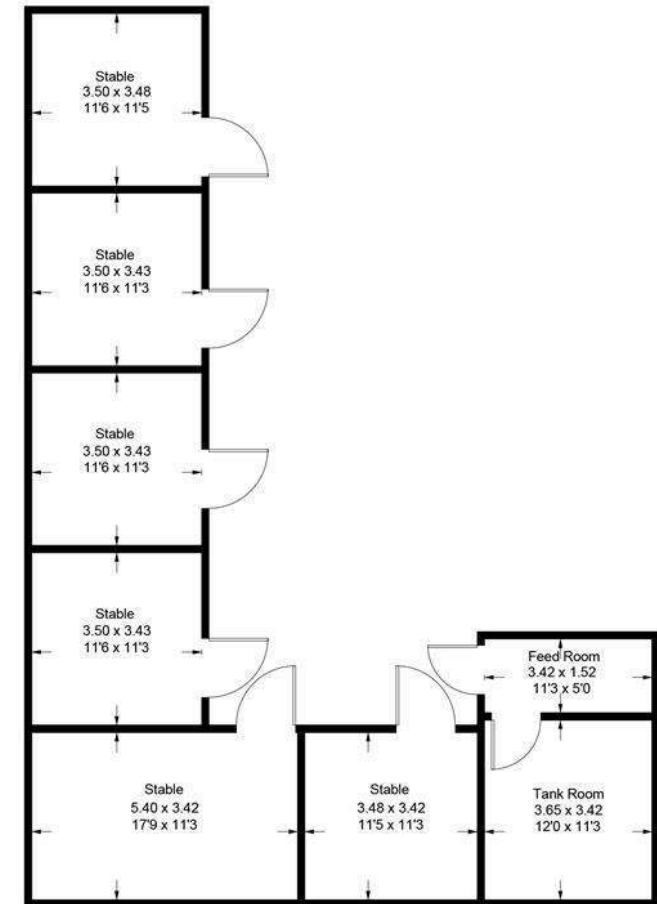
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Stable Block

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID779554)

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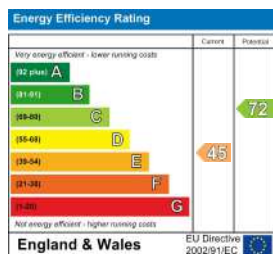
## HOUSE INFORMATION

Approximate total gross internal area: House 1,587 sq ft / 147.4 sq m; Outbuildings 1,673 sq ft / 155.4 sq m. Total 3,260 sq ft / 302.8 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Local authority: Guildford Borough Council.  
Tel: 01483 505050.

Viewing: Strictly by appointment. Tel: 01483 266700.



t. 0800 917 0447

w. [housepartnership.co.uk](http://housepartnership.co.uk)

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