



Premium

August Lane Albury GU5

£3,250 Per Month - Available 15/01/2018



Beyond your expectations

A fantastic 4 bedroom family home located on Farley Green. This wonderful property is set in a plot of approximately half an acre.

Detached | Hallway | Kitchen/ Breakfast Room | Living Room | Dining Room | Reception Room | Utility Room | Cloakroom | Master Bedroom | En suite | 3 Bedrooms | Shower Room | Bathroom | Garden | Off Street Parking.

Description

A fantastic 4 bedroom family home located on Farley Green. The downstairs accommodation comprises of entrance hallway, living room with fire place, dining room, further reception room, cloakroom, utility room, kitchen and a breakfast room. The upstairs consists of master bedroom with en suite shower room, 3 further bedrooms, family bathroom and shower room. This wonderful property is set in a wonderful plot and has off street parking, garage and a stunning rear garden.

Situation

The property is situated in the pretty village of Farley Green and over looks the green, situated in the Surrey Hills and surrounded by beautiful countryside ideal for walking and riding.

Shopping facilities for daily needs are available in the village of Shere but for more comprehensive facilities, Guildford, is located approximately 8 miles away, and provides an excellent range of shopping, social and recreational amenities. Renowned schools in the area include the Royal Grammar School, Guildford High School and Tormead School in Guildford, St Catherine's in Bramley and Cranleigh School. The main line station at Guildford provides frequent services to London Waterloo in approximately 38 minutes. Alternatively by road from Guildford there is access to the A3 which connects with London and the south coast as well as the M25 providing links to Heathrow and Gatwick Airports.

Furnishing

Unfurnished



Living Room



Breakfast Room

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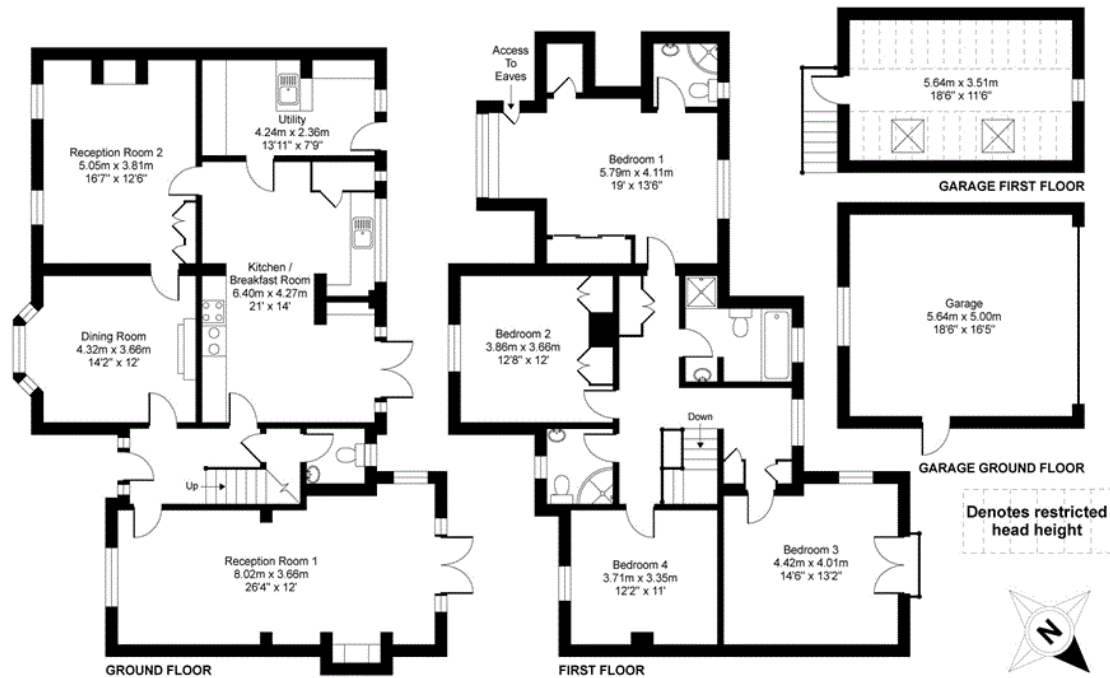
2 Chertsey Street

Guildford GU1 4HD

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Floorplan



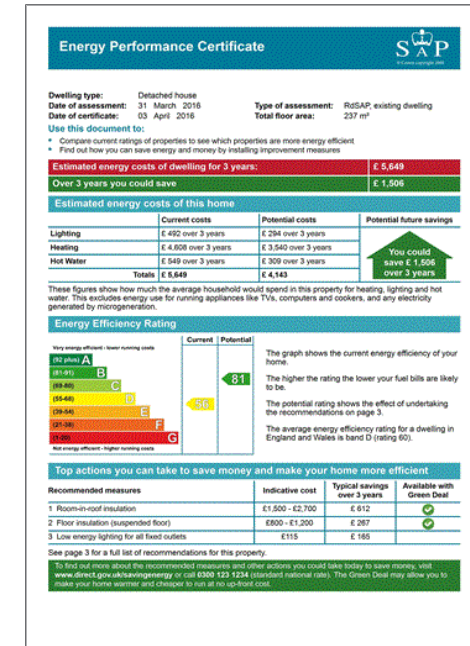
Dipcot, August Lane, Albury, Guildford, GU5

APPROX. GROSS INTERNAL FLOOR AREA 2695 SQ FT 250.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

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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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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