



**Pacey
Wingent
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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Edgeley Park, Albury, GU5

Guide Price £45,000

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- Luxury furnished holiday lodge
- Situated in the an area of outstanding natural beauty
- Private decking with views over Surrey Hills
- Rates, water and sewage circa. £830 PA
- Access to all on site facilities inc heated in door pool, sauna and fitness suite, tennis court, children's play area and picnic areas
- Large open-plan reception
- Pets allowed: Yes - Max 2 dogs
- Off-street parking space
- Two bedrooms with fitted storage
- Pitch fees (2024/5) £6,690 (includes WiFi, gym, pool, tennis court garden work etc)



Cash Buyers Only - A beautifully presented two-bedroom luxury lodge offering bright, flexible accommodation in immaculate condition. The property includes two bedrooms both with built in storage, with the principal room featuring an separate W/C. The open-plan kitchen/living area opens onto a deck, creating a bright and contemporary space ideal for weekend getaways or permanent living. Fully fitted and move-in ready, the lodge also benefits from allocated parking and stunning views. Located in the heart of Farley Green within Edgeley Park, the lodge enjoys year-round access in a picturesque setting with views over the North and South Downs. Guildford is just three miles away, with Dorking also nearby both offering mainline train services to London Waterloo. On-site facilities include an indoor swimming pool, leisure complex, sauna, steam room, tennis courts, and a children's play area. Surrounded by woodland and farmland, Edgeley Park is perfect for peaceful walks and countryside living.



