



Edgeley Park, Albury, GU5

Guildford

£160,000

Bedrooms: 2

Bathrooms: 2

Receptions: 1

A Remarkable Luxury Holiday Lodge in the Surrey Hills National Landscape

*****CASH BUYERS ONLY*****

Nestled within one of England's most celebrated National Landscapes, this stunning fully furnished luxury holiday lodge offers a rare opportunity to own a truly exceptional retreat in the heart of the Surrey Hills. With breathtaking views from private bi-folding doors that open directly onto your own decking, this is countryside living at its very finest.

The lodge is presented to an exceptionally high standard and is sold fully furnished, making it ready to enjoy from day one. Inside, two well-proportioned bedrooms are complemented by fitted storage and two bathrooms, while the kitchen is equipped with quality Bosch appliances and benefits from a separate utility room. Two off-street parking spaces complete the practical provision.

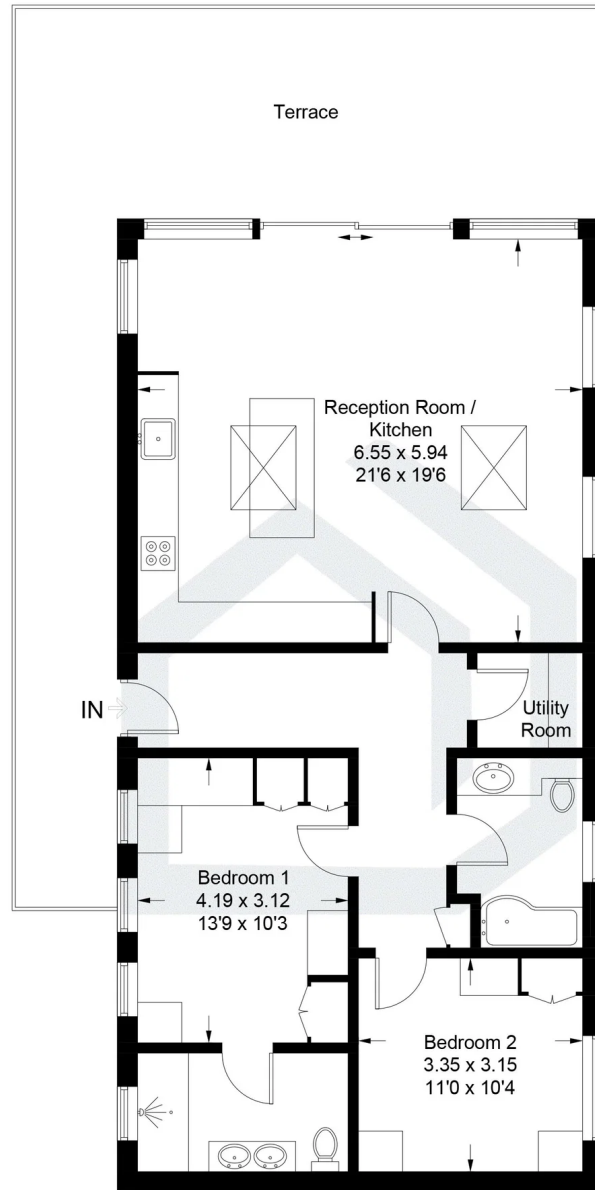
Step outside and the bi-folding doors reveal sweeping, uninterrupted views across the Surrey Hills, with your own private decking providing the perfect setting for alfresco dining or simply soaking in the natural beauty that surrounds you. Pets are warmly welcomed, with up to two dogs permitted, making this an ideal base for those who enjoy exploring the miles of footpaths, bridleways and open countryside on the doorstep.





The Oaks, Edgeley Park, Albury, GU5

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307572)

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As a lodge owner, you will have full access to an impressive range of on-site facilities, including a heated indoor swimming pool, sauna, fitness suite, tennis court, children's play area and picnic areas. Pitch fees for 2025/26 are £7,690 per annum, which includes WiFi, gym, pool, tennis court and garden maintenance, with rates, water and sewage charges of approximately £961.47 for 2025.

The Surrey Hills National Landscape stretches across a quarter of Surrey, running from Farnham and Haslemere in the west through to Guildford, Dorking, Reigate and Oxted in the east, and holds equal landscape status and protection to a national park. Surrey is the most wooded county in England, and the landscape sits within the London greenbelt.

Despite this wonderfully rural setting, the location is remarkably well connected. London is just 25 miles to the north, with Guildford approximately 15 miles to the west. For those travelling further afield, London Gatwick Airport is approximately 15 miles away, London Heathrow approximately 19 miles, and Farnborough Airport just 13 miles distant. The Sussex coast and the South Downs National Park are also within comfortable driving distance, making this an ideal base from which to explore the very best of the South East.



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