



**Edgeley Park, Farley Green**  
Guildford

Guide Price  
**£125,000**

A beautifully presented two-bedroom holiday lodge set within the ever-popular Edgeley Holiday Park, Farley Green — a privately run parkland estate of some 26 acres of gorgeous woodland in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty — enjoying access to superb on-site facilities.

The lodge is offered in lovely condition throughout and provides bright, spacious and well-planned accommodation, ideal for relaxing weekends, longer stays and time away with family and friends. The heart of the lodge is the impressive open-plan kitchen, dining and sitting room, creating a generous and sociable living space. The kitchen is a particularly good size and features a breakfast bar, making it ideal for informal dining, morning coffee and entertaining.

There are two bedrooms and a good-sized main bathroom, with an en-suite shower room to the main bedroom, giving the lodge a very comfortable and practical layout. The accommodation is well suited to buyers looking for a low-maintenance holiday/leisure home that is ready to enjoy straight away.

A particular feature is the large raised decked terrace, providing a wonderful outside seating and dining area. This works beautifully with the open-plan living accommodation and gives the lodge an attractive indoor/outdoor feel — and with the surrounding grounds cared for under the site arrangement, owners enjoy huge private outdoor space with no personal need to maintain it.





Edgeley Holiday Park is set within extensive landscaped grounds and woodland-style surroundings, creating a real sense of space and escape. Owners have access to a range of excellent facilities, including a heated indoor swimming pool, tennis court, gym, sauna, children's play area, a basic site shop stocking essentials, and seating and picnic areas. Wi-Fi is also understood to be included within the current pitch/site fee arrangement.

The current pitch/site fees for 2025/26 are understood to be approximately £7,690 per annum, reportedly including Wi-Fi, gym, pool, tennis court and garden maintenance, with rates, water and sewage charges payable separately – currently understood to be approximately £961.47 for 2025. Buyers should verify the latest fees, licence terms, occupation rules and any additional charges directly with the park before purchase.

The lodge is available for holiday/leisure use and is subject to the park licence, site rules, pitch/site fees and agreement. It should not be used as a sole or main residence, and purchasers may be required to maintain a separate main residential address.



A superb holiday lodge in a sought-after Surrey Hills setting, offered in lovely condition and ready to move straight into and enjoy.

## Location

Nestled in the Surrey Hills, a designated Area of Outstanding Natural Beauty, Edgeley Park is ideally located for a plethora of golf clubs, dog walking, easy strolls or tougher hikes, and cycling routes taking in breathtaking views, local history (the Roman Temple and St James' Church, c.1190) and quaint villages. There are many pubs and eating establishments close by, including the famous beauty spot of Newlands Corner and the enigmatic Silent Pool, with its distinctive local gin distillery and cheese shop.

The county town of Guildford is only 7 miles away, with its historic buildings, cobbled streets, excellent shopping and modern cathedral, plus a direct train to London Waterloo in just 32 minutes. Easy access to excellent road links puts Legoland, Windsor Castle, Hampton Court Palace, Thorpe Park, Chessington World of Adventures and many other places of interest within easy reach — literally something for everyone within less than an hour.





**Property Type:** Lodge

**Tenure:** Leasehold

- Beautifully presented two-bedroom holiday lodge
- Two bath/shower rooms, including one shower room
- Lovely large open-plan kitchen, dining and sitting room
- Good-size kitchen with breakfast bar
- Large raised decked terrace for seating and dining
- Move straight in / ready to enjoy
- Surrounded by extensive communal gardens and woodland-style grounds
- Heated indoor swimming pool, Gym, sauna and basic site shop with essentials
- Tennis court, Children's play area, Seating and picnic areas
- Set within Edgeley Holiday Park, Farley Green



A beautifully presented two-bedroom, with a good sized main bathroom and an ensuite shower room to the main bedroom, set within approx. 26 acres of woodland, the sought-after Edgeley Holiday Park, Farley Green. The lodge offers a lovely large open-plan kitchen, dining and sitting room with breakfast bar, two comfortable bedrooms, a large raised decked terrace and access to extensive communal grounds. Owners can enjoy excellent on-site facilities including an indoor swimming pool, tennis court, gym, sauna, children's play area, seating/picnic areas, basic site shop with essentials, and Wi-Fi, subject to park terms. Current pitch/site fees are understood to be approximately £7,690 per annum for 2025/26. Rates, water and sewage charges are understood to be payable separately at approximately £961.47 for 2025. Buyers should verify all charges, licence terms, occupation rules and park requirements directly with Edgeley Holiday Park before purchase.

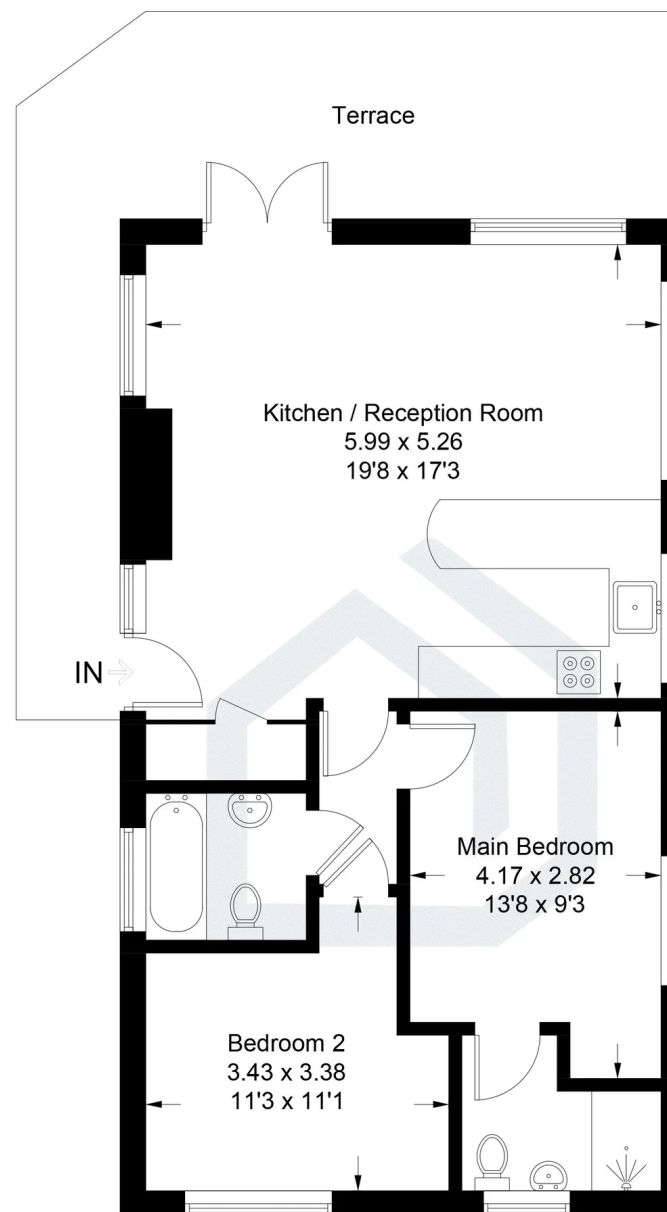
**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

## Farley Green, Albury, GU5

Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



**Raised Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316654)