



WOODLANDS
Bramley, Guildford



HILL CLEMENTS

WOODLANDS

4 Woodrough Copse, Bramley, Guildford, Surrey, GU5 0HH

In an elevated setting within a private close of eleven houses, backing onto woodland and within a short walk of all the village amenities – an attractive detached family house with practical accommodation, which has been remodelled and modernised to suit the needs of a modern family, with a secluded garden and lovely wooded backdrop

- 4 BEDROOMS
- 2 BATHROOMS (1 EN SUITE):
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM LEADING TO DINING ROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- GARAGE AND STORE
- MATURE 0.25 ACRE GARDEN WITH GATE TO WOODLAND WALKS

Bramley village shops – 0.5 mile.
Guildford (Waterloo 38 mins) – 3.5 miles.

The Location

Woodrough Copse is a private close of eleven houses situated just to the south of Bramley village and within a short level walk of all amenities. Bramley High Street offers two pubs, two small supermarkets, a library, restaurant, traditional Fish and Chip shop and a fine Butcher. St Catherine's School is within the village and is a real draw to the locality, and there is also a traditional Village Infant School. Guildford is only 3.5 miles away with its historic High Street and excellent range of shops, restaurants and bars. Here the main line station provides a good commuter service to Waterloo in 38 minutes. Cranleigh is about five miles to the south with its flourishing High Street and popular Cranleigh School.

The Property

Woodlands was built in 1995 by local developers Crown Hall Estates with attractive part tile hung and part timbered elevations. The practical accommodation has been upgraded and re designed incorporating a kitchen extension which utilises part of the garage to create a much larger and more practical area, which also leads into the dining room, and forms the heart of the house. On the first floor there are four bedrooms and two bathrooms, with an excellent main suite with a dressing area and a large re fitted bathroom. There are three reception rooms and a cloakroom on the ground floor along with the kitchen and dining areas and a utility room which leads into the garage. The mature garden is carefully landscaped with a terrace area adjoining the house and steps lead up to a level lawn with a gate to a wooded area, which in turn has a gate to a woodland footpath, ideal for dog walking. In all the garden extends to approximately 0.25 acres.

Directions

From Guildford take the A281 Horsham Road out of town and continue through Shalford village and on to Bramley. Proceed through the village, passing the shops and after passing the village school on the right, turn immediately right into Woodrough Copse. Carry on to the top of the drive and Woodlands will be found straight ahead.



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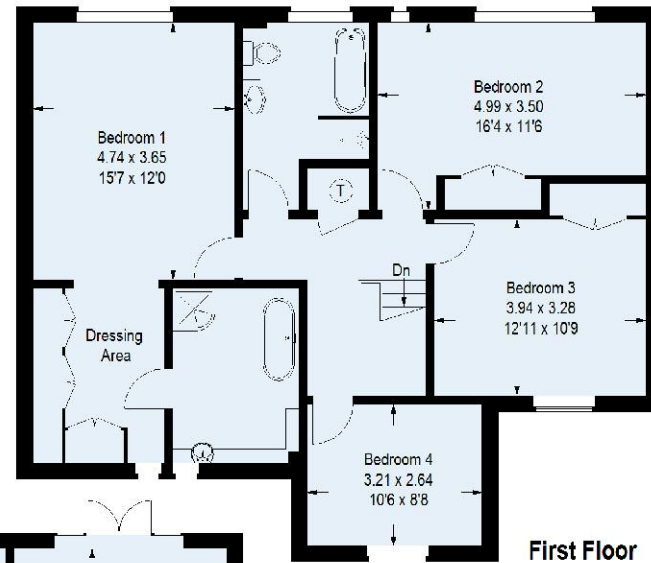
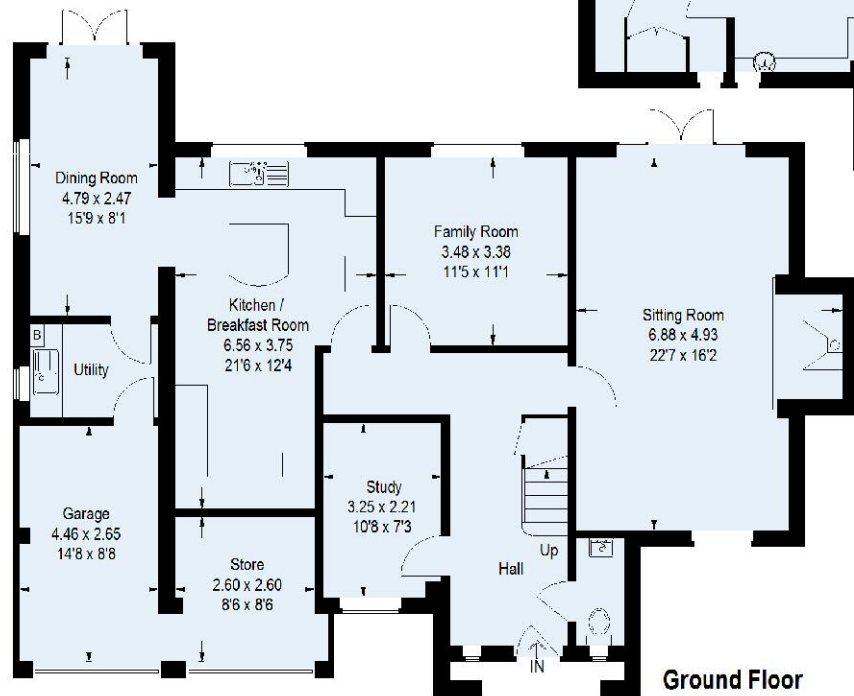
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Approximate Gross Internal Area
 Ground Floor = 110.4 sq m / 1188 sq ft
 First Floor = 94.7 sq m / 1019 sq ft
 Garage / Store = 19.5 sq m / 210 sq ft
 Total = 224.6 sq m / 2417 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

