



# EASTWATER COTTAGE

Snowdenham Lane, Bramley, GU5 0DB



HILL CLEMENTS



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Snowdenham Lane, Bramley, Surrey, GU5 0DB

In a lovely rural setting close to the village centre and nearby to excellent schools and transport links— an attached family house with a superb kitchen breakfast room and many other lovely features.

- 4 BEDROOMS
- 2 BATH / SHOWER ROOMS
- RECEPTION / DINING HALL
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY ROOM
- STUDY
- UTILITY ROOM
- GARAGE
- SOUTH WEST FACING TERRACE AND GARDENS, IN ALL 0.3 ACRE

Guildford – 3.5 miles. Godalming – 4 miles

### The Location

Eastwater Cottage is a pretty attached house situated in a lovely rural Surrey Hills setting on the south western edge of Bramley. The village itself offers good local shops including a fine butcher, two small supermarkets, library and two pubs. The highly respected St Catherine's School for Girls is also situated in the village along with a popular Infant School. Guildford is easily accessible with its historic High Street and excellent shops and restaurants. The main line station is about three miles, with a fast service to Waterloo in 38 minutes and less, and can be accessed via a nearby cycle path. Situated close to an Area of Outstanding Natural Beauty, the surrounding countryside is some of the finest in the country.

### The Property

It is believed that in the Victorian period, Eastwater Cottage was originally the Bailiff's house to the nearby Snowdenham Hall Estate. Attached to the property were the original stable block and coach house and we believe that the entire property was converted in the 1950's. The property now offers comfortable and spacious accommodation, in particular on the ground floor where there are three reception rooms, a study and an excellent kitchen breakfast room with a central island and ample shaker style units. There are some lovely features throughout the property, such as a quarry tiled floor in the reception hall along with a wood burner. There is another attractive fireplace in the sitting room which has double doors opening out onto the sun terrace.

The majority of the gardens face south west and offer a good degree of privacy.

### Directions

From Guildford head south on the A281 and proceed through Shalford village and on towards Bramley. At the roundabout in the centre of the village turn right into Snowdenham Lane. After approximately 0.5 mile turn right into Iron lane and immediately right again along a small lane where the driveway will be found on your right.



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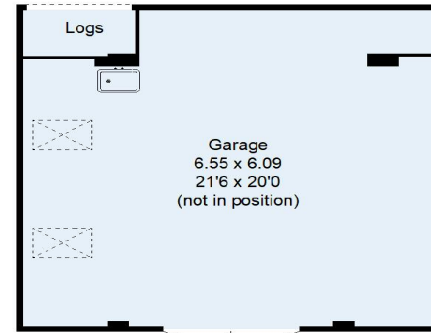
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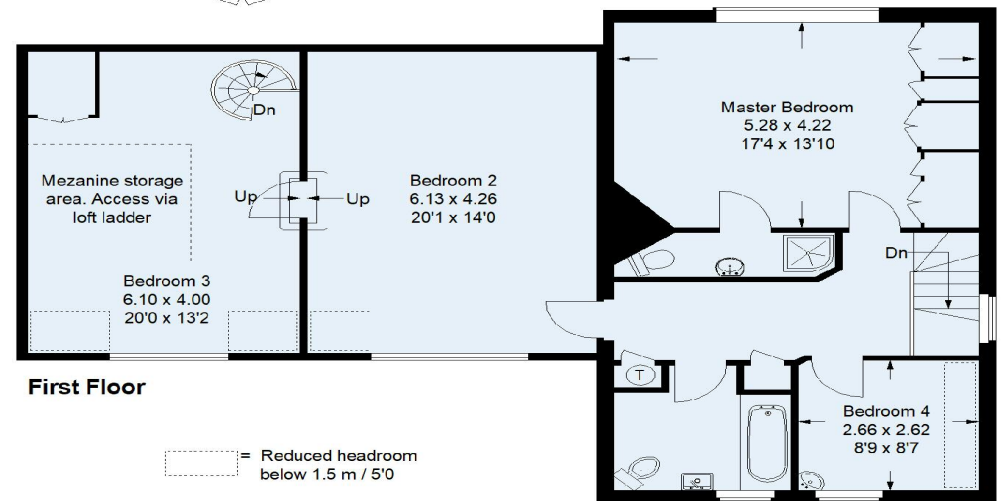
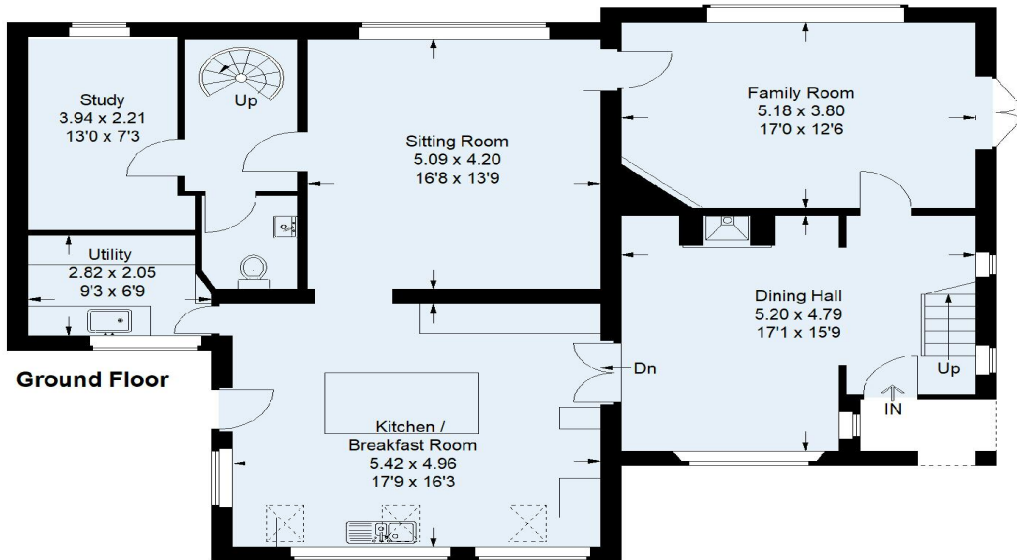


Approximate Gross Internal Area  
 Ground Floor = 120.4 sq m / 1296 sq ft  
 First Floor = 104 sq m / 1119 sq ft  
 Total = 224.4 sq m / 2415 sq ft

Garage = 37.6 sq m / 405 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.



Reduced headroom below 1.5 m / 5'0"

