



**4 BRADSTONE BROOK**  
**Shalford, Guildford GU4 8HE**



**HILL CLEMENTS**



## 4 BRADSTONE BROOK, Shalford, Guildford GU4 8HE

Set within beautiful communal grounds of Bradstone Brook on the edge of popular Shalford village a Grade II listed mews house

- 2 BEDROOMS
- BATHROOM
- ENTRANCE HALL
- CLOAKROOM & SHOWER ROOM
- RECEPTION ROOM
- KITCHEN
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- GARAGE IN BLOCK
- HARD TENNIS COURT AND HEATED SWIMMING POOL

Main line station (Waterloo 38 mins) – 3 mile

### The Location

Bradstone Brook stands in secluded grounds of about 7 acres on the edge of Shalford Common and within 0.75 mile of the village centre. Within the village, there are local shops, an infant school, parish church, three pubs and a branch line station with frequent services to Guildford and to Gatwick Airport. The surrounding protected countryside provides many lovely walks, including the Downs Link long distance footpath, Chinthurst Hill, Blackheath and the Chantry Woods. Guildford town centre is within two miles with a wide range of shops and main line station with a frequent commuter service to Waterloo in 38 minutes.

### The Property

Bradstone Brook is a magnificent Grade II Listed mansion of Georgian origin, which was converted in 2004/2005 by the award winning

developer, Michael Wilson Restorations. In all, there are ten individual character houses and No. 4 comprises an attractive two-storey mews style house, which has been skilfully created out of a Victorian wing of the original house. The interior has many fine features including a marble fireplace, high ceilings and extensive cornicing. The light and airy accommodation is particularly well arranged with all of the principal rooms having large sash windows and a sunny westerly aspect. From the well fitted kitchen/breakfast room, glazed doors lead out to a courtyard garden with a paved terrace. Beyond, the well maintained communal grounds extend to approximately 7 acres and include a hard tennis court, swimming pool and extensive lawns bordered by a stream. The garage is located in a nearby block and there is provision for visitor parking.

### Leasehold

999 years from 2005. Service charge £4,502.48 per annum to include upkeep of the communal grounds, buildings insurance and exterior lighting.

### Directions

From Guildford proceed south on the A281 for 1.25 miles to the village green in Shalford. Bear left signposted Wonerh and continue for a further 0.75 mile. The entrance drive to Bradstone Brook will be found on the left, before the turning to Chilworth.



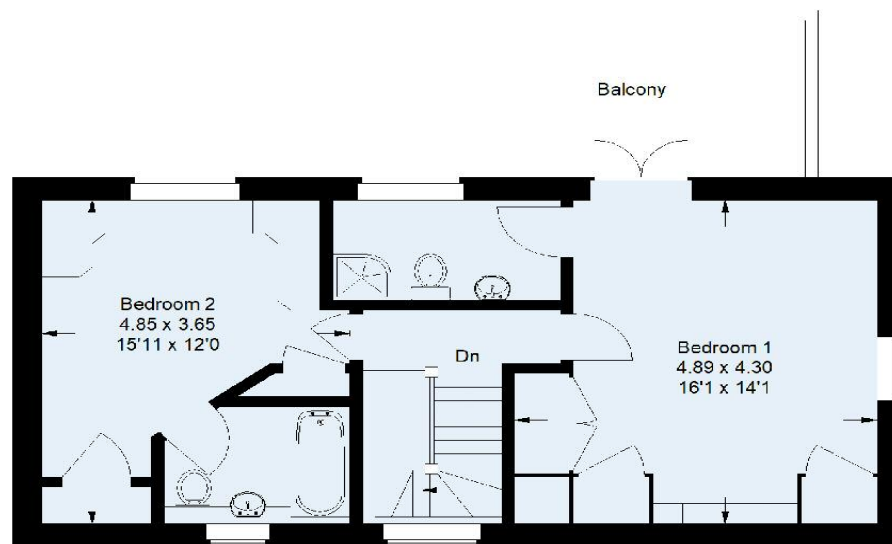
# HILL CLEMENTS

[www.hillclements.com](http://www.hillclements.com)

**01483 300 300**


6 Quarry Street, Guildford, Surrey, GU1 3UR  
[info@hillclements.com](mailto:info@hillclements.com)



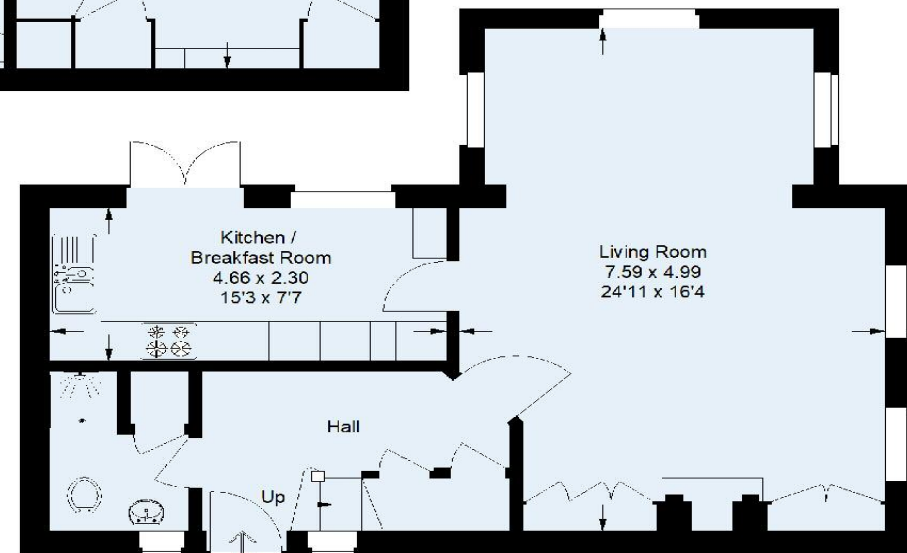


**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 59.2 sq m / 637 sq ft  
 First Floor = 47.8 sq m / 514 sq ft  
 Total = 107 sq m / 1151 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	46	80
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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**Ground Floor**



