



**HILL CLEMENTS**  
SALES AND LETTINGS



PRICE GUIDE

**£1,795,000**

**Horsham Road**  
Guildford, GU5 0AN

Set within lovely grounds of an acre with hard tennis court and 670 sq ft garden studio, backing on to Bramley Golf Course – an attractive family house of charm and character, dating back to 1915, with five bedrooms, set within a short level walk of St Catherine’s School and Bramley High Street

**PROPERTY SUMMARY**

Brown Eaves is situated in a convenient location, behind double gates, just to the north of Bramley village and backing onto Bramley Golf Course. Bramley High Street is only 0.2 mile and here there are two small supermarkets, a library, two pubs, a fine butchers shop, an Indian Restaurant and a traditional fish & chip shop. There is also an Infant School and St Catherine’s School. Guildford, with its historic High Street and excellent shops, restaurants and bars, is only three miles and here the main line station provides a commuter service to Waterloo in 38 minutes. A nearby cycle path provides a picturesque cycle route to the station along the Downs Link and the River Wey towpath



5



2



3







Brown Eaves dates back to 1915 and has many charming features of its period including high ceilings, fine bay windows and well-proportioned reception areas. The whole accommodation has a lovely light and airy atmosphere with the majority of the rooms facing south west overlooking the rear garden. There are five bedrooms on the first floor, the principal of which has an en suite shower room, and there is also a family bathroom with separate WC. On the ground floor there is an attractive entrance hall with a fine staircase and the two interconnecting reception rooms at the rear form the heart of the house with wide bay windows and central glazed doors to the rear terrace and garden. There is also a study at the front of the house and the kitchen opens to a family area and utility room. Brown Eaves is approached through tall electric wooden gates with large parking and turning areas and two garages. The level rear garden provides a lovely sunny and secluded setting and there is a hard tennis court and feature studio with bar, shower room and sleeping area. which backs on to Bramley Golf Course. In all about 1 acre.







Bramley Village and St Catherine's School - 0.25 mile

Guildford (Waterloo 38 mins) - 3 miles

Cranleigh School - 5.3 miles

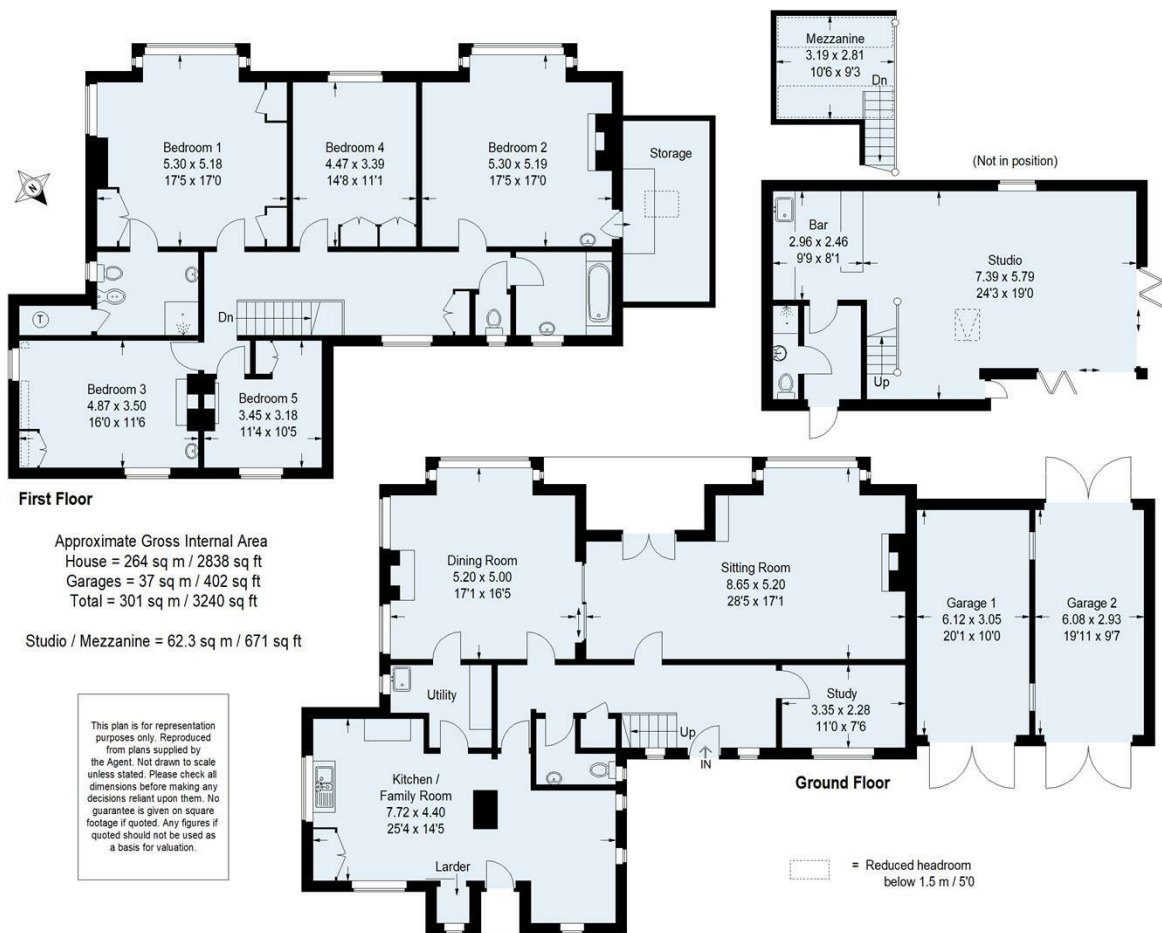
Charterhouse and Priors Field Schools - 4.5 miles

Godalming Sixth Form College - 4 miles



## DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and, at the mini roundabout in the village, carry straight on towards Bramley. After passing Gosden Common and Bramley cricket pitch on the left, Brown Eaves will then be found on the right just at the 30 mph sign and before reaching Clockhouse Lane.



**First Floor**

Approximate Gross Internal Area  
 House = 264 sq m / 2838 sq ft  
 Garages = 37 sq m / 402 sq ft  
 Total = 301 sq m / 3240 sq ft

Studio / Mezzanine = 62.3 sq m / 671 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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"

LOCAL AUTHORITY  
Waverley

TENURE  
Freehold

COUNCIL TAX BAND  
G

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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