



**HILL CLEMENTS**  
SALES AND LETTINGS



PRICE GUIDE

**£1,850,000**

**Mill Farm Cottage, Mill Lane**  
Bramley, GU5 0HW

Tucked away down a single-track lane, away from traffic, yet in the centre of Bramley – a detached family house, extended and refurbished in 2022, with extremely spacious light and practical family orientated accommodation extending to almost 4,000 sq ft, set in a lovely garden with stream frontage

**PROPERTY SUMMARY**

Mill Farm Cottage is tucked away towards the end of single-track, no-through lane, in a very quiet and rural atmosphere, in the heart of Bramley. There are lovely rural walks on the doorstep yet all the amenities of the High Street are available at the beginning of the lane. Here there are two small supermarkets, a library, two pubs, a butcher, coffee shop, travel agent, an Indian restaurant, Chinese take away and a fish & chip shop. There are many highly regarded schools within easy reach, including St Catherine's and Bramley Infant School in the village, Cranleigh School, Priorsfield, Charterhouse, and all of Guildford's excellent schools. 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.



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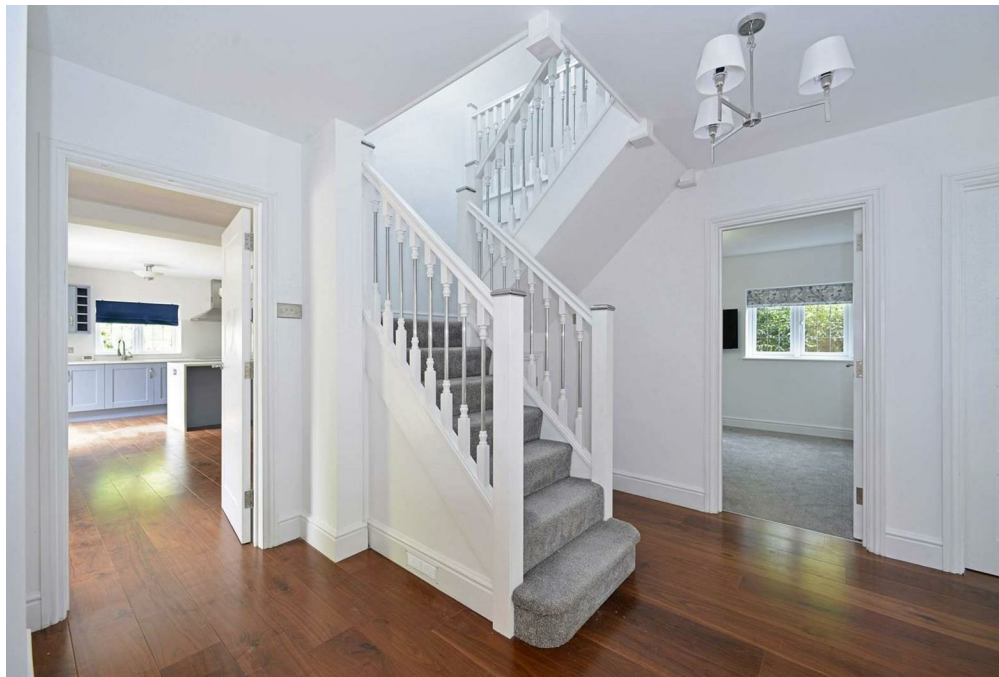
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Mill Farm Cottage is an attractive detached family house with much larger than apparent accommodation which extends to nearly 4,000 sq ft. The house was completely remodelled and extended in 2022, and now provides very spacious practical accommodation, ideal for the modern family. There are four bedrooms on the first floor, the principal of which has an en suite bathroom and dressing room and the second also has an en suite bathroom. There is also a family bathroom. The fifth bedroom, with an en suite shower room is situated on the ground floor and here there is also a very large reception hall, two cloakrooms, three reception rooms and a large kitchen/breakfast room which opens into the family room. This room has wide bi-fold doors to the entertaining terrace and garden. At the front there is a wide graveled driveway with ample parking and turning areas and access to the garage. Gated side accesses either side of the house lead to the rear garden which has a large raised entertaining terrace adjoining the house with steps down to a lawn which leads down to a stream. There is a lovely rural and tranquil atmosphere, with a wooded backdrop.







Bramley shops and pubs - 0.2 mile

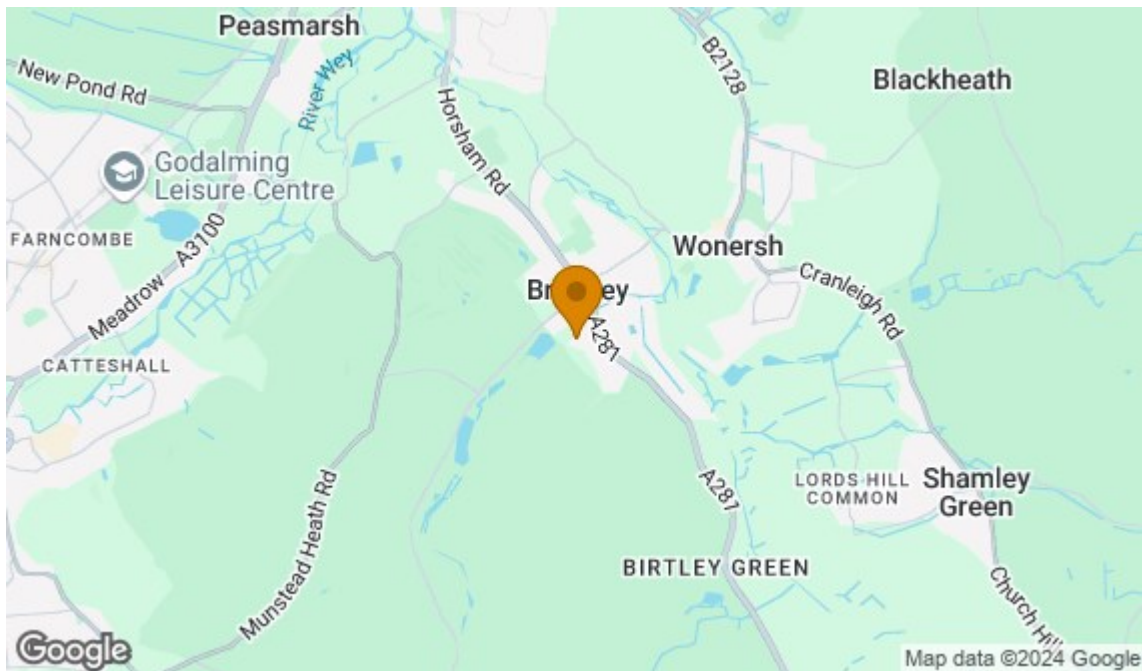
Guildford High Street - 3 miles

Guildford main line station - 3.3 miles

St Catherine's School - 0.4 miles

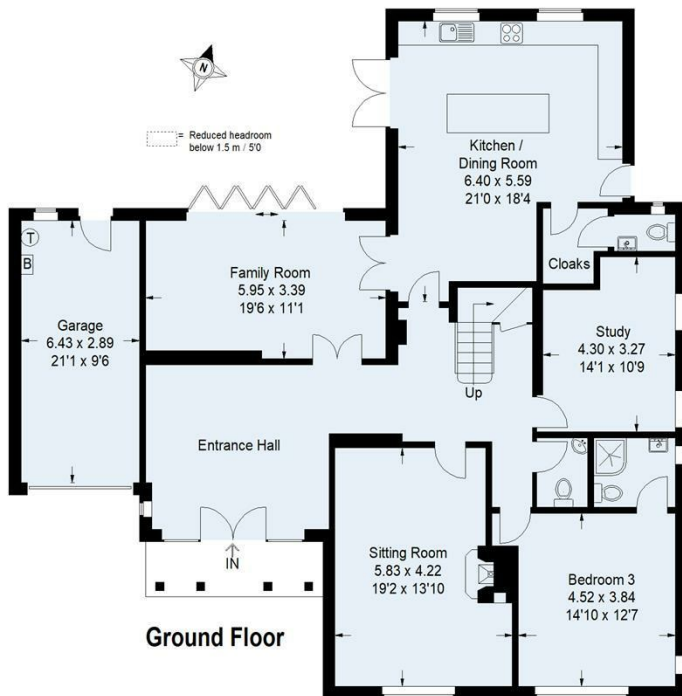
Cranleigh High Street - 5 miles

Godalming College - 3.7 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. Carry on over the mini roundabout and into Bramley High Street and Mill Lane will be found on the right after the pedestrian crossing and immediately adjoining Bramley Garage. Continue down the single-track lane almost to the end where Mill Farm Cottage will be found on the right.



Approximate Gross Internal Area  
 Ground Floor = 160.1 sq m / 1723 sq ft  
 First Floor = 189.3 sq m / 2038 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 368.1 sq m / 3962 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.

LOCAL AUTHORITY

Waverley

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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