



HILL CLEMENTS
SALES AND LETTINGS



£1,125,000

Birch Tree Cottage,

Clock House Lane, Bramley, GU5 0AP

Birch Tree Cottage is located towards the end of a peaceful no-through lane, just a short distance from the village centre. The position is absolutely delightful, combining a rural feeling of peace and tranquillity, yet with all of the village facilities only a short walk away, and just three miles from the centre of Guildford.

PROPERTY SUMMARY

Birch Tree Cottage is an attractive detached character home, with charming part tile-hung elevations. The accommodation is modern, bright and spacious, with a triple aspect sitting room enjoying great views of the rear gardens. A well fitted kitchen leads through to a spacious dining room with a striking vaulted ceiling. Further living space is provided by a well-proportioned study, which could easily be used as a family room or fourth bedroom. Finally on the ground floor there is an extremely practical, recently installed, utility room, and downstairs WC. On the first floor there are three good sized double bedrooms, the principal bedroom providing a dressing area and en-suite shower room.

Outside there is a spacious driveway with parking for several vehicles, leading to a detached single garage, with home office attached. The gardens are a particular feature of this home, with areas of lawn and mature borders. There are many walks to enjoy nearby, making this a great choice for anyone seeking a rural location, yet with village convenience on the doorstep.



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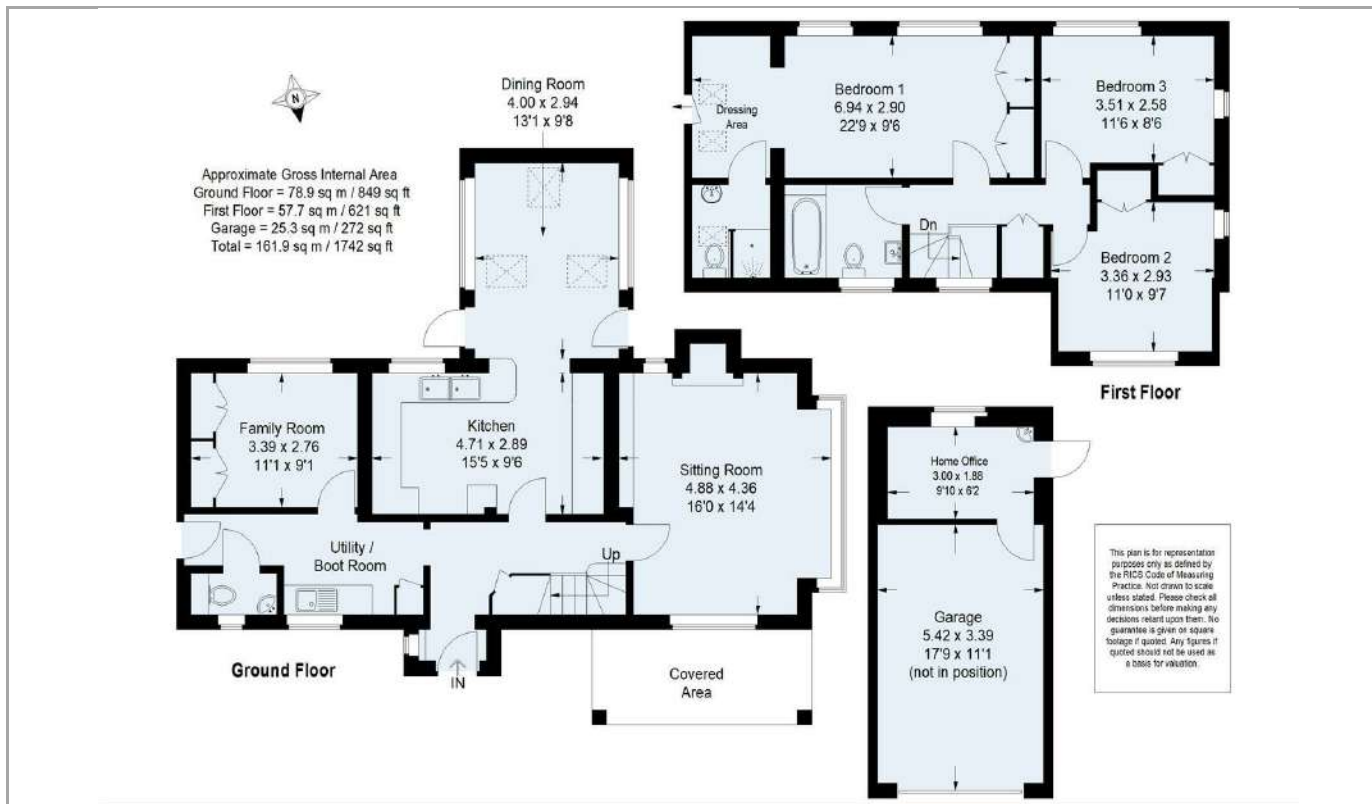
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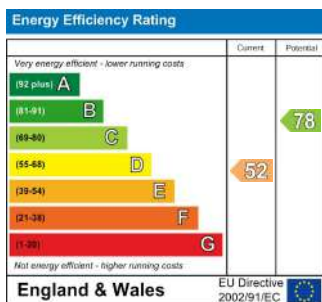






DIRECTIONS

From the centre of Guildford proceed south on the A281, Horsham Road, passing straight over the roundabout in Shalford. After a further 2 miles, just before reaching the mini-roundabout at the entrance to Bramley High Street, Clock House Lane will be seen on your right hand side. Birch Tree Cottage will be found towards to end on the left hand side.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley Borough Council

COUNCIL TAX BAND
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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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