



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

GUIDE PRICE

£1,175,000

Cherrycroft, 49 Linersh Wood Close

Guildford, GU5 0EQ

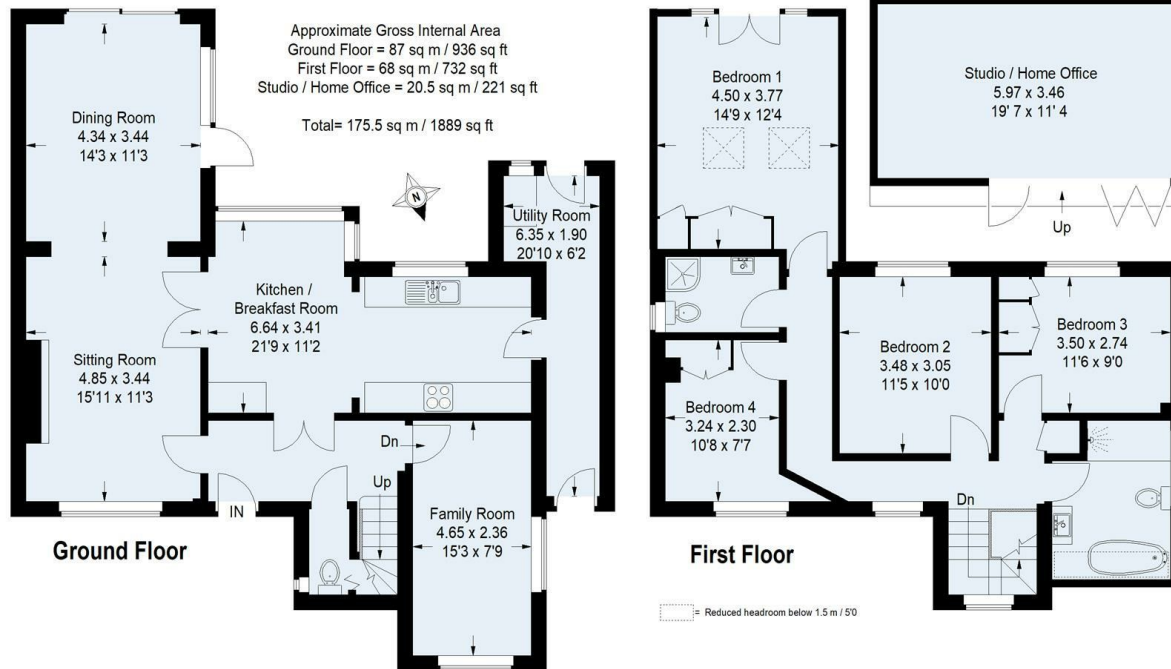
In popular Linersh Wood, close to Bramley village and St Catherine’s School – a beautifully presented detached family house, set in a lovely south west backing rear garden with excellent home office/studio and a gate to The Downslink

PROPERTY SUMMARY

Cherrycroft is a beautifully presented detached family house which has been extended to provide light and airy accommodation with a contemporary feel. There are four bedrooms on the first floor, the principal of which is a lovely room with vaulted beamed ceiling and double doors to a Juliet balcony overlooking the rear garden. There is an adjacent shower room and a recently updated family bathroom. On the ground floor the sitting room and dining room interlink and there is also a family room, a recently updated kitchen/breakfast room, cloakroom and utility room. Outside there is a large front garden with ample parking for several cars and a lovely mature south west facing rear garden with excellent home office/studio and a gate leading directly on to the Downslink. In all approximately 0.19 acre. There is Cat 6 Ethernet cabling to the house and the home office. NB: There is a lapsed planning permission for a large kitchen extension and other alterations.





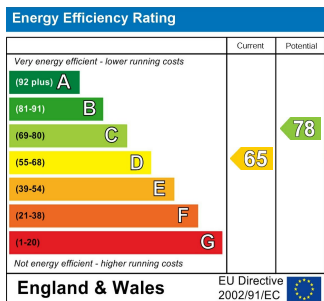


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford, take the A281 Horsham Road to Shalford and carry on at the mini roundabout on the green and continue to Bramley. Turn left at the mini roundabout into Station Road, continuing past St Catherines School and the old railway crossing, and turn right into Barton Road. Continue into Liners Wood Road, which in turn leads into Liners Wood Close where Cherrycroft will then be found on the right, just before a kink in the road.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

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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OFFICE ADDRESS
6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS
01483 300300
info@hillclements.com
<https://hillclements.com/>