



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

GUIDE PRICE

£1,250,000

4, Woodrough Copse

Guildford, GU5 0HH

In an elevated setting within a private close of eleven houses, backing onto woodland and within a short walk of all the village amenities – an attractive detached family house with practical accommodation, which has been remodelled and modernised to suit the needs of a modern family, with a secluded garden and lovely wooded backdrop

PROPERTY SUMMARY

Woodlands was built in 1995 by local developers Crown Hall Estates with attractive part tile hung and part timbered elevations. The practical accommodation has been upgraded and re-designed incorporating a kitchen extension which utilises part of the garage to create a much larger and more practical area, which also leads into the dining room, and forms the heart of the house. On the first floor there are four bedrooms and two bathrooms, with an excellent main suite with a dressing area and a large re fitted bathroom. There are three reception rooms and a cloakroom on the ground floor along with the kitchen and dining areas and a utility room which leads into the garage. The mature garden is carefully landscaped with a terrace area adjoining the house and steps lead up to a level lawn with a gate to a wooded area. In all the garden extends to approximately 0.25 acres.



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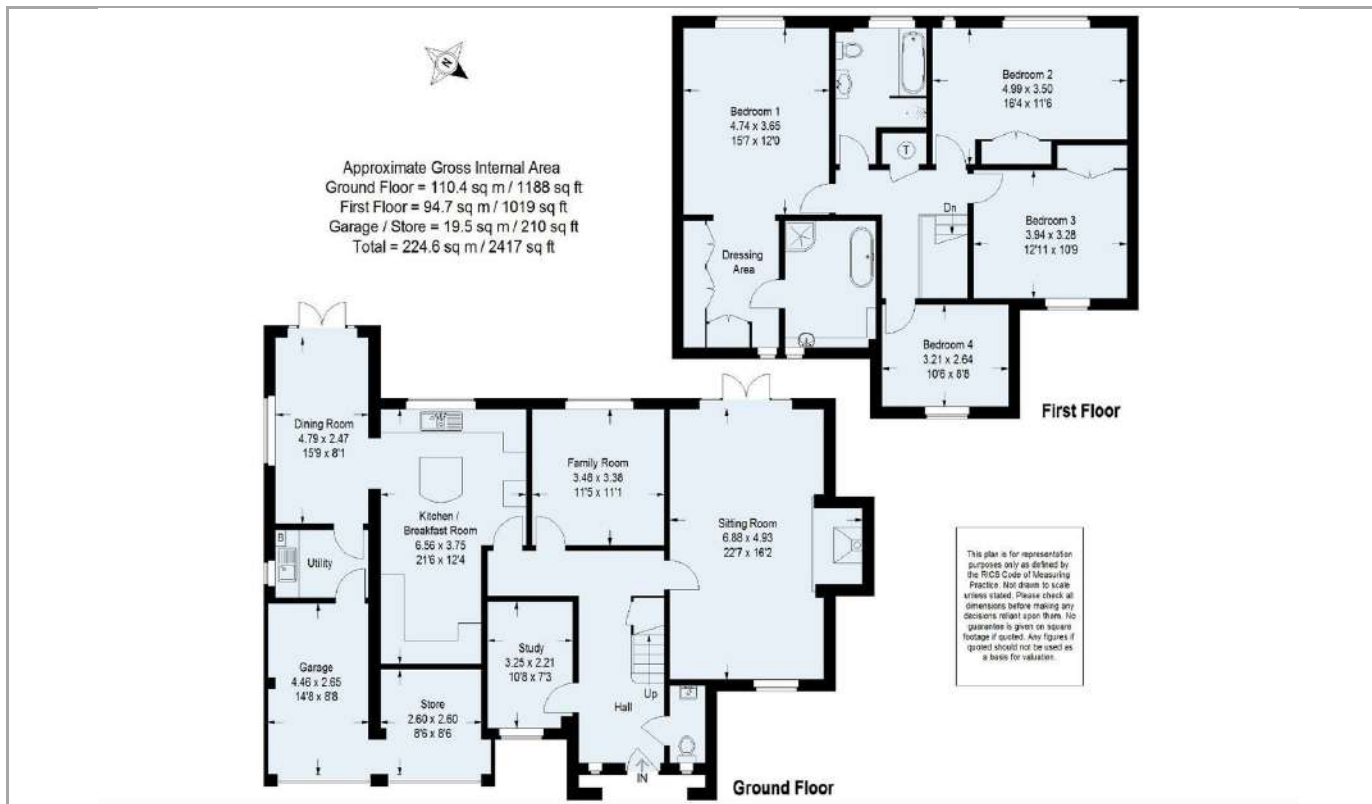
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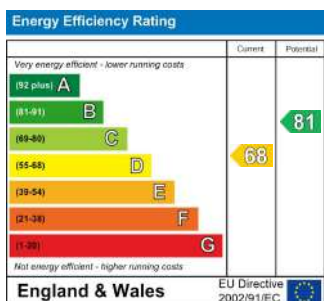






DIRECTIONS

From Guildford take the A281 Horsham Road out of town and continue through Shalford village and on to Bramley. Proceed through the village, passing the shops and after passing the village school on the right, turn immediately right into Woodrough Copse. Carry on to the top of the drive and number 4 will be found straight ahead.



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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