



**Bramber Cottage**  
**Horsham Road, Shalford, Guildford, GU4 8EJ**  
**Asking Price: £670,000 Freehold**

**ROGER COUPE**  
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**ESTATE AGENT**  
Est. 1991

**\* Character semi detached cottage \* 3 bedrooms \* 2 reception rooms \*  
\* Good size garden \* Parking & Single garage \*  
\* Convenient location with local amenities \* No onward chain \* EPC Rating: E \***

**An attractive three bedroom semi detached cottage with pretty stone elevations situated set back behind The Common in this popular village just south of Guildford. With origins we understand in the 1800's this character cottage has well proportioned accommodation arranged over two floors with a welcoming reception hall, sitting room with fireplace, dining room overlooking the garden, kitchen and cloakroom on the ground floor. On the first floor there are two good double bedrooms and a large single bedroom, cloakroom and bathroom.**

**Outside the garden is a lovely feature of the property being of good size with patio stepping up to lawns with well stocked flower and shrub borders around. There is rear access to the single garage and parking. Whilst the property is now a little dated we highly recommend a visit to fully appreciate the accommodation and potential on offer.**

Shalford is a pretty Surrey village situated South of Guildford, providing shopping for everyday needs along with a railway station to Guildford mainline services, post office, Snooty's Groceries village shop, chemist, two pubs, Snooty Fox cafe, Thai restaurant, tennis and cricket club. There is a selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities. Guildford is approximately 2 miles with its extensive range of shops and leisure facilities. Guildford mainline station service to London Waterloo is approximately 35 minutes.

#### **~ Accommodation ~**

**Entrance Hall ~ Sitting Room 15' 1" x 13' 5" (4.60m x 4.09m) ~ Dining Room 13' 11" x 10' 11" (4.25m x 3.33m) ~ Kitchen 10' 10" x 9' 1" (3.31m x 2.78m) ~ Cloakroom ~ Bedroom 1 15' 0" x 13' 8" (4.58m x 4.17m) ~ Bedroom 2 14' 5" x 11' 6" (4.40m x 3.50m) ~ Bedroom 3 11' 4" x 8' 11" (3.45m x 2.72m) ~ Bathroom Cloakroom**

**Garage: 17' 4" x 8' 4" (5.29m x 2.53m)**

**Services: All mains services connected**

#### **Directions:**

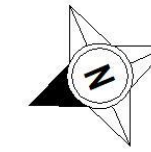
Heading south from Guildford on the A281 proceed through Shalford passing The Seahorse Pub and station at the next mini roundabout carry straight on along the A281 passing the Cricket Green on the left and Bramber Cottage can be found set back behind the common land on the left, just past Poplar Road.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

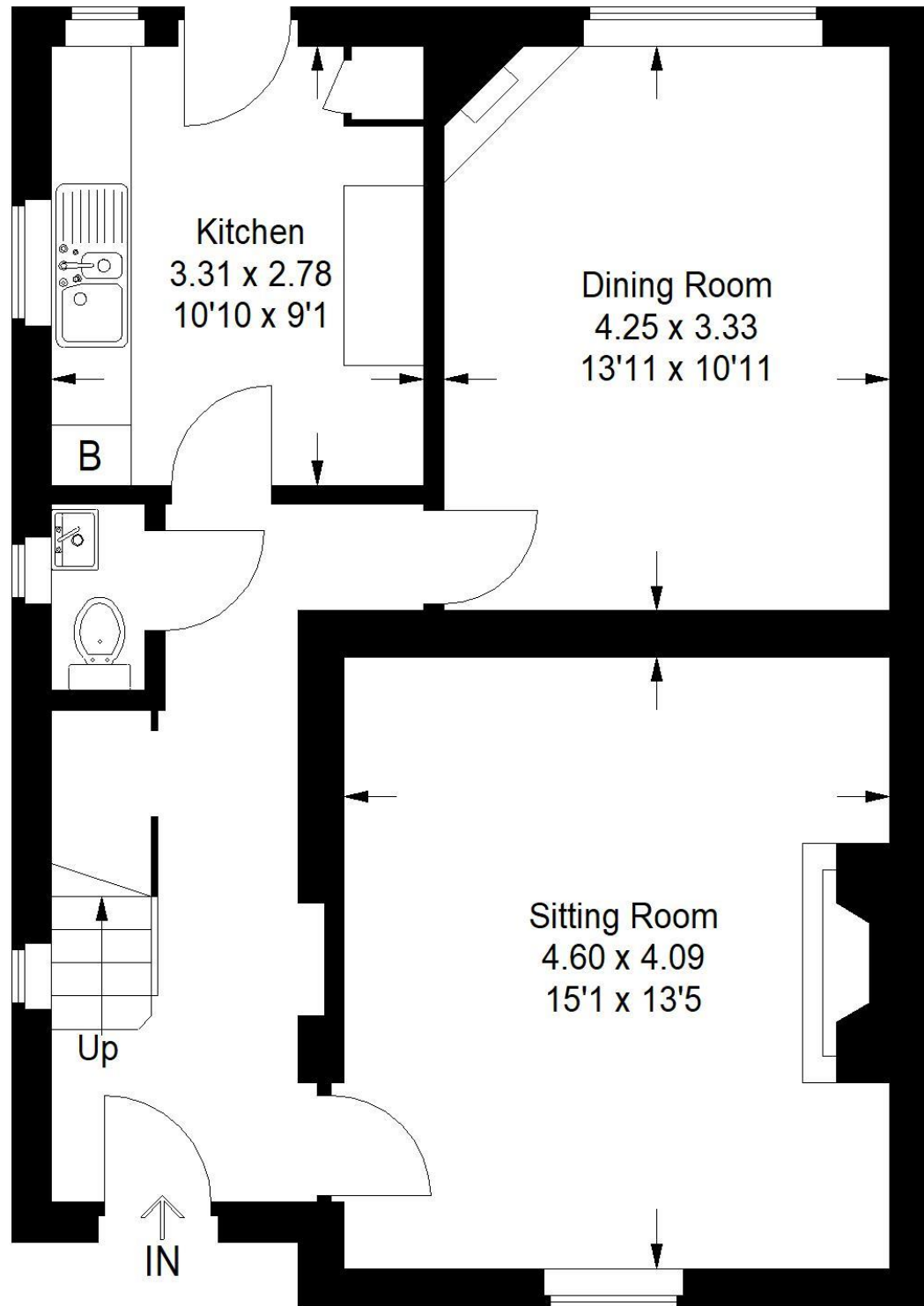
**Local Authority: Guildford Borough Council. Tax Band: E**

# Bramber Cottage, Horsham Road, Shalford

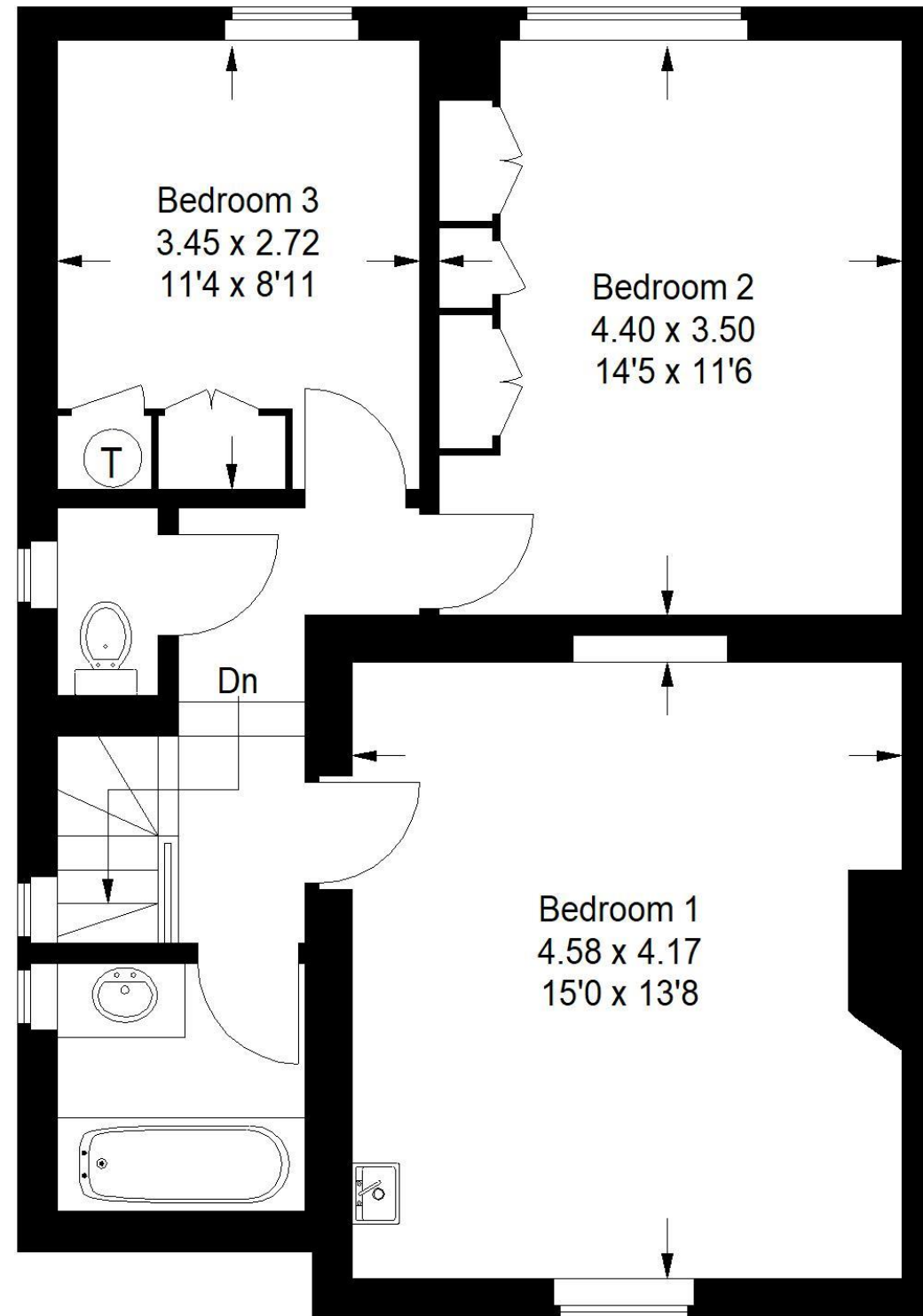
Approximate Gross Internal Area  
 Ground Floor = 57 sq m / 613 sq ft  
 First Floor = 57.2 sq m / 616 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 127.7 sq m / 1374 sq ft



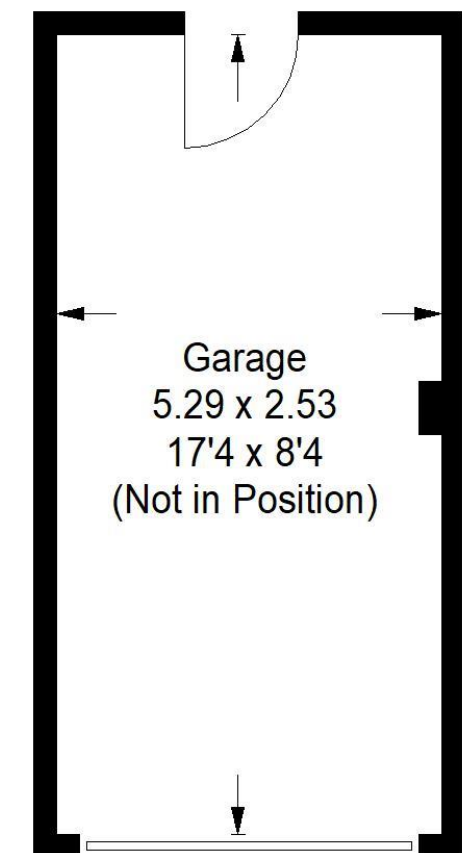
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



**Ground Floor**



**First Floor**



**Ground Floor**

**First Floor**



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