



Birtley Road, Bramley, Guildford, Surrey





Property Description

Guide Price: £425,000

This Victorian end-of-terrace cottage has been thoughtfully redesigned to provide bright and airy accommodation, featuring a spacious open-plan kitchen and dining room, a delightful sitting room, and two double bedrooms. Perfectly suited for modern living, it exudes charm and functionality.

Meticulously cared for by its current owners, this property epitomizes the ideal home. Its standout feature is the striking 20-foot vaulted kitchen and family room, a masterful fusion of style and practicality. Moreover, a separate dining room situated at the front of the house captivates with its charming wooden floorboards and fireplace, adding a touch of character to the space. A well-appointed bathroom, adjacent to the kitchen, boasts a vaulted ceiling and a large Velux window, flooding the room with natural light and creating an inviting ambiance. Upstairs, both bedrooms are generously sized, offering ample space for relaxation, and come equipped with built-in cupboards providing optimal space for storage.

One of the most remarkable aspects of this property is its expansive rear garden, providing ample space for outdoor gatherings, gardening endeavours, or simply unwinding in a private, tranquil setting. What truly enhances its appeal is its advantageous position, as it backs onto the Downs Link, granting direct access to picturesque pathways and scenic routes.

Bramley village offers a plethora of amenities, including a butcher, a greengrocer, two pubs, a library, and a post office. The village is served by its own infant school and St Catherines Girls School. Larger towns such as Godalming, and Cranleigh are within easy reach, as are several train stations. The county town of Guildford is just a short distance away and boasts a wealth of shopping and leisure options, including the Odeon Cinema, G-Live Theatre, Yvonne Arnaud Theatre, The Spectrum Leisure Centre and Surrey Sports Park. Guildford mainline station offers swift and frequent rail connections to London Waterloo in approximately 37 minutes.

Council tax band: D; Tenure: freehold; EPC rating: D.



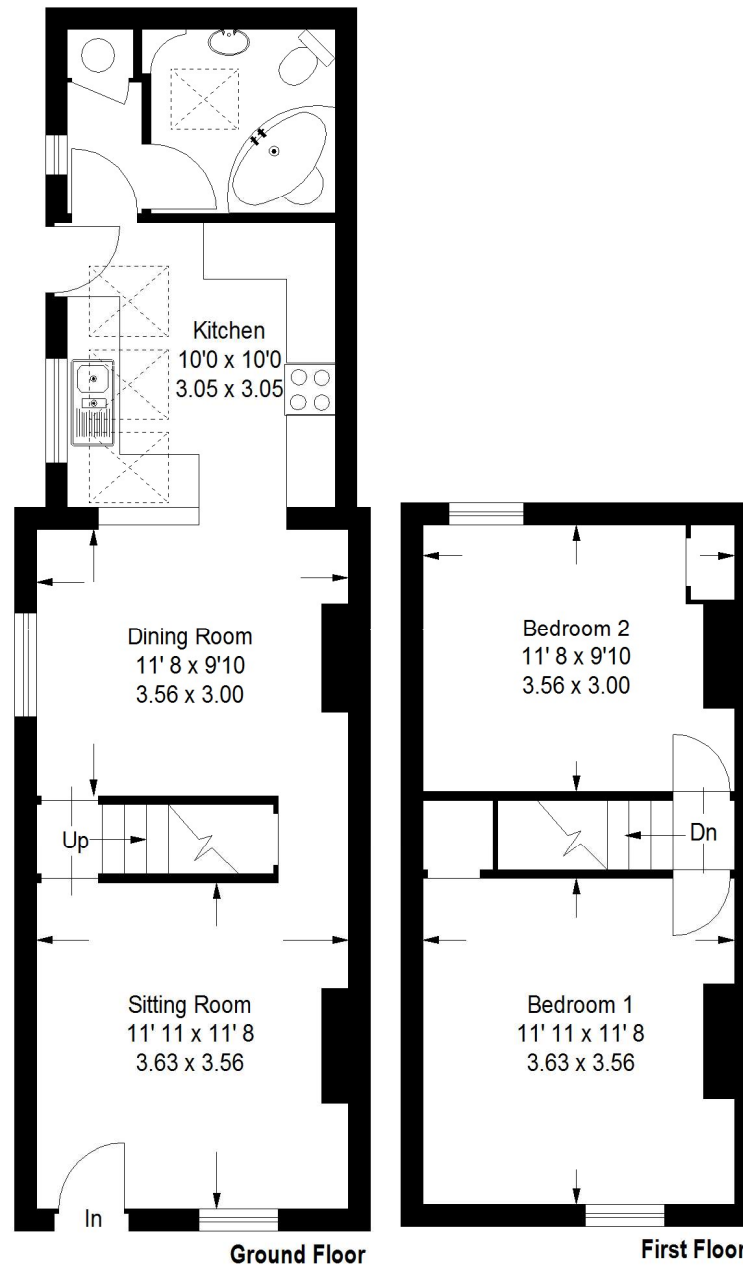






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APPROX. GROSS
INTERNAL FLOOR AREA
Ground Floor = 483 sq ft / 44.8 sq m
First Floor = 300 sq ft / 27.8 sq m
Total = 783 sq ft / 72.7 sq m



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

