



Birtley Green, Bramley, Guildford, Surrey

 Chantryes
& Pewleys



Property Description

Guide Price: £775,000



Introducing a superbly presented 17th-century Grade II listed cottage, exuding immense charm and character. This delightful home boasts two double bedrooms and is immaculately presented throughout.

Upon entering, you're greeted by a welcoming sitting room adorned with exposed beams and a captivating inglenook fireplace, creating a radiant and warm atmosphere. The adjacent dining room continues the character theme with further exposed beams, providing an ideal space for intimate gatherings or formal meals.

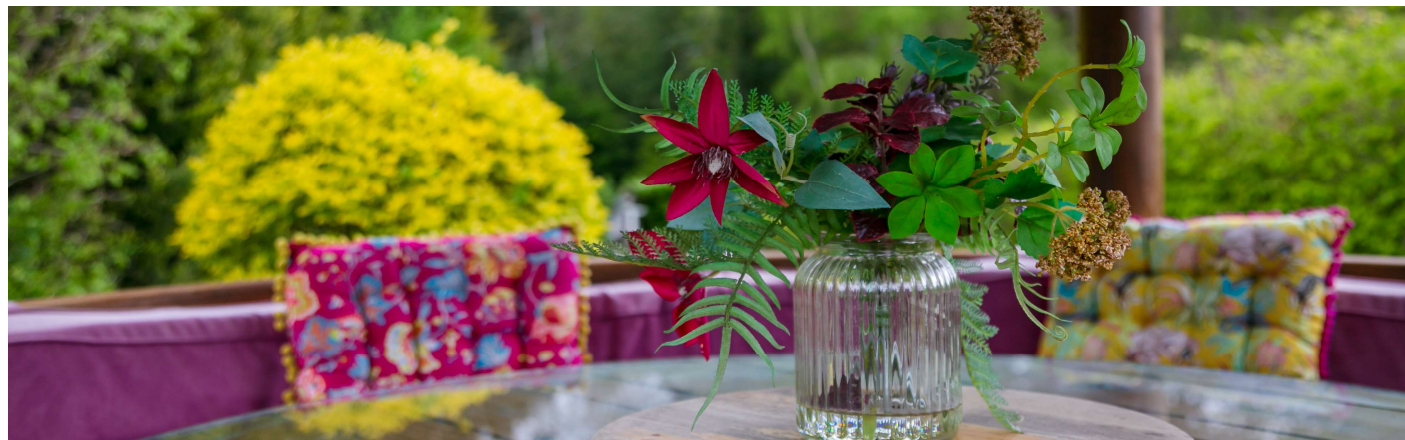
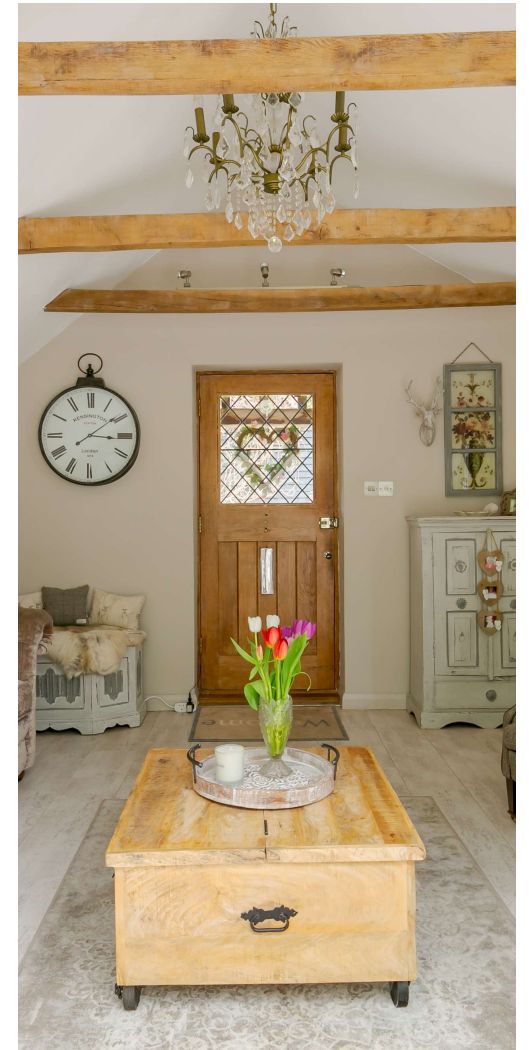
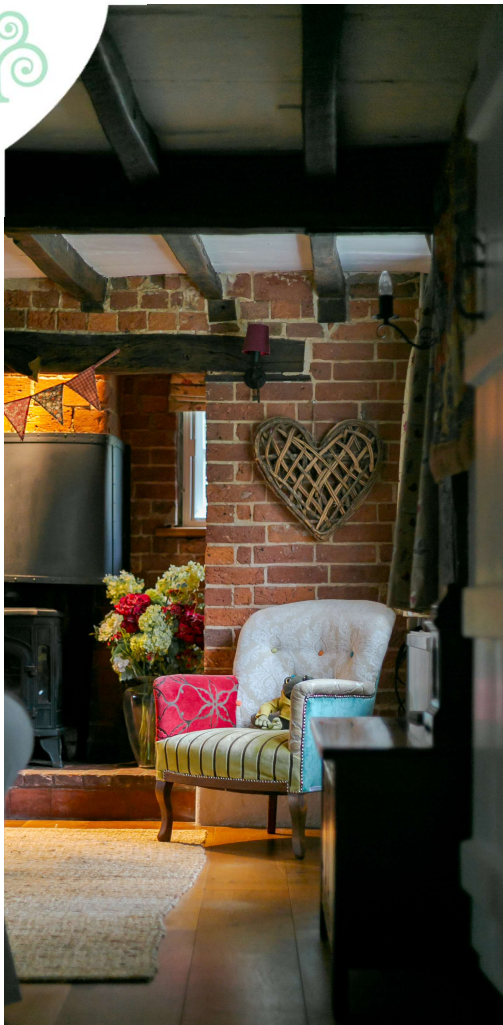
The cottage-style kitchen has been thoughtfully refitted to blend modern convenience with traditional charm, offering a perfect balance of functionality and aesthetics. The downstairs bathroom features a charming claw-footed bath with an overhead shower. A beautifully vaulted family room seamlessly connects to an adjoining conservatory carefully selected to complement the cottage's style.

The authentic ambience persists upstairs, with exposed beams adorning the two generously sized double bedrooms.

Externally, the garden approaches nearly a quarter of an acre and wraps around the cottage. A beautiful terrace provides a picturesque setting for outdoor relaxation and entertainment. A driveway leads to a double, open barn-style garage, offering convenient parking and additional storage space.

Bramley boasts a lively community and thriving high street, featuring a local butcher, grocer, supermarket, coffee shop, and post office. Additionally, the village offers two popular pubs, a library, and a historic church. Regular bus services connect Bramley to Guildford, Godalming, and Cranleigh. The area hosts excellent schools, including St. Catherine's School for Girls. Guildford, with its historic High Street and mainline station offering a fast commute to Waterloo in 38 minutes, is only 3 miles away. Surrounding Bramley are beautiful walking trails and a range of outstanding schools, all within a short drive.

Council tax band: E; Tenure: freehold; EPC rating: N/A.













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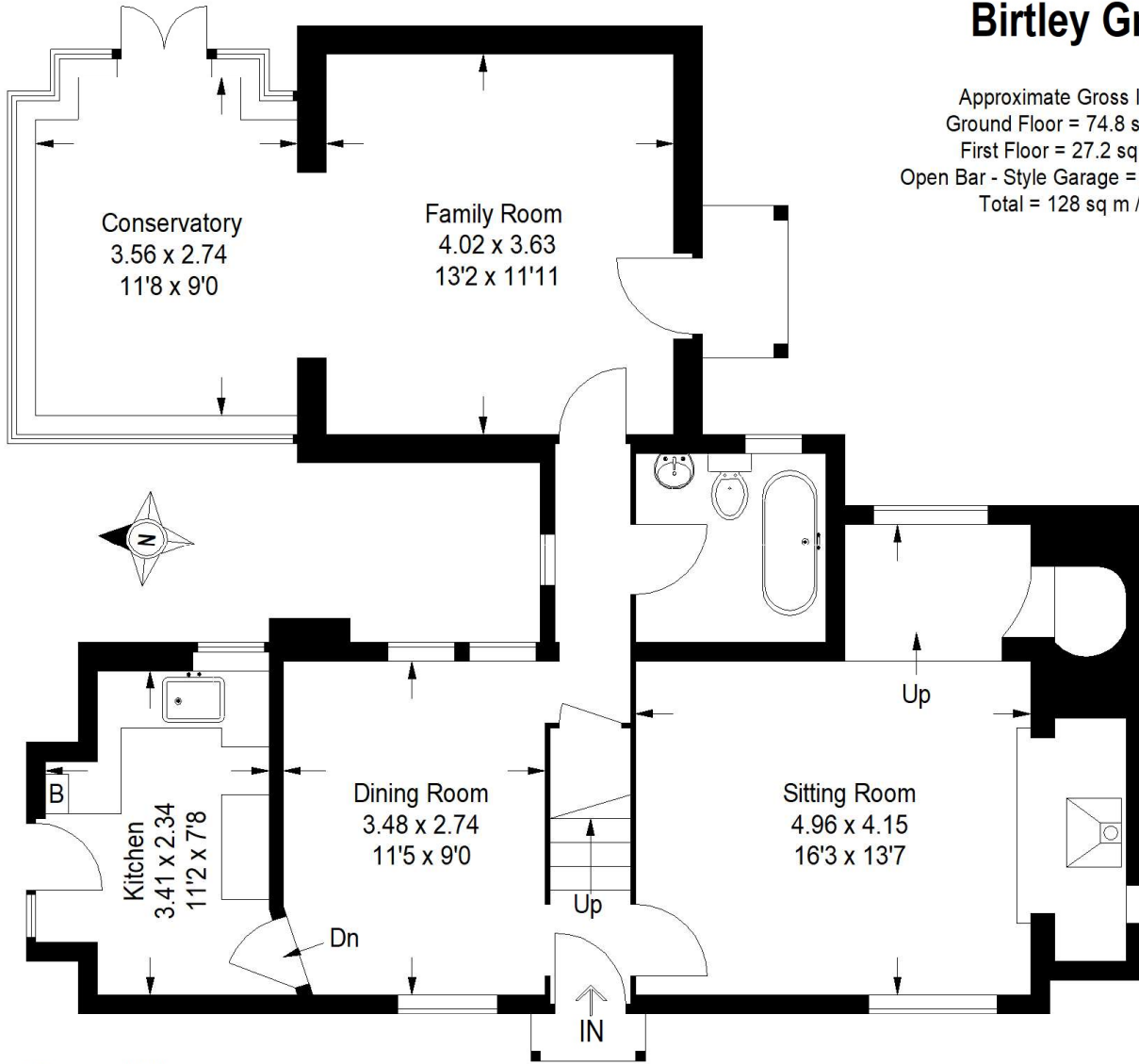






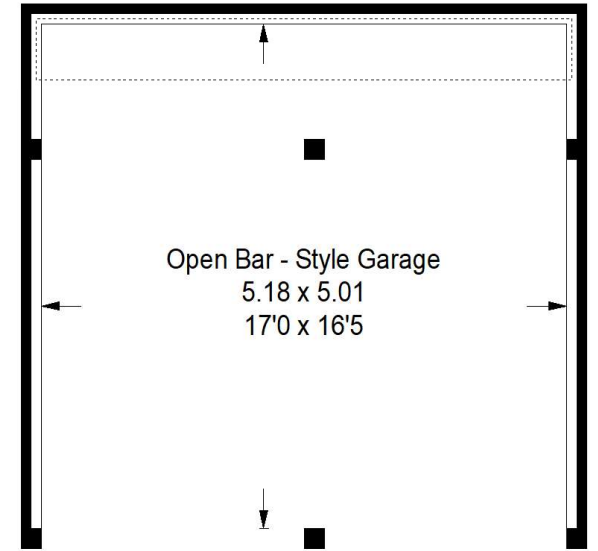
Birtley Green

Approximate Gross Internal Area
 Ground Floor = 74.8 sq m / 805 sq ft
 First Floor = 27.2 sq m / 293 sq ft
 Open Bar - Style Garage = 26 sq m / 280 sq ft
 Total = 128 sq m / 1378 sq ft

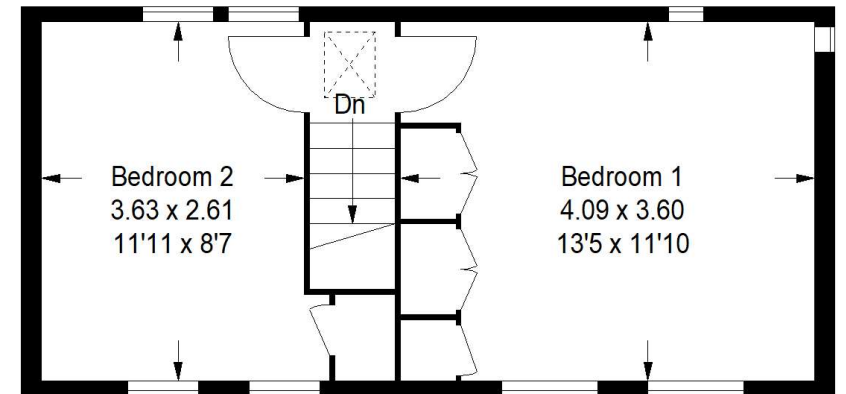


Ground Floor

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.



= Reduced headroom below 1.5 m / 5'0"



First Floor



Chantries & Pewleys

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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.

