



Dartmeet, Birtley Road, Bramley, Surrey, GU5 0JA





No chain
 Detached family house
 3 double bedrooms
 21ft Sitting room & 17ft dining room
 Kitchen/breakfast room
 Family bathroom & ground floor shower room
 Garage & ample off road parking
 Potential to extend (sstp)
 120ft South Easterly facing garden
 Freehold. Council tax band G. EPC D.

A detached double fronted family home with a large south easterly facing garden, offering potential to improve and extend, subject to planning. Dartmeet is set within a short walk of Bramley village centre and offered to the market with no ongoing chain.

The property has previously been extended on the ground floor to provide a rear aspect 21ft sitting room with double glazed patio doors to the garden, a 17ft dining room and a separate 16ft bay fronted family room, all complimented by an open plan kitchen breakfast room and a ground floor shower room. On the first floor the accommodation comprises 3 double bedrooms and a large family bathroom.

To the front, the property benefits from a deep frontage providing ample off road parking and access to an attached single garage. To the rear there is a 120ft south easterly facing garden, which is bordered and well screened by established shrubs and hedges, which provide a high degree of privacy.

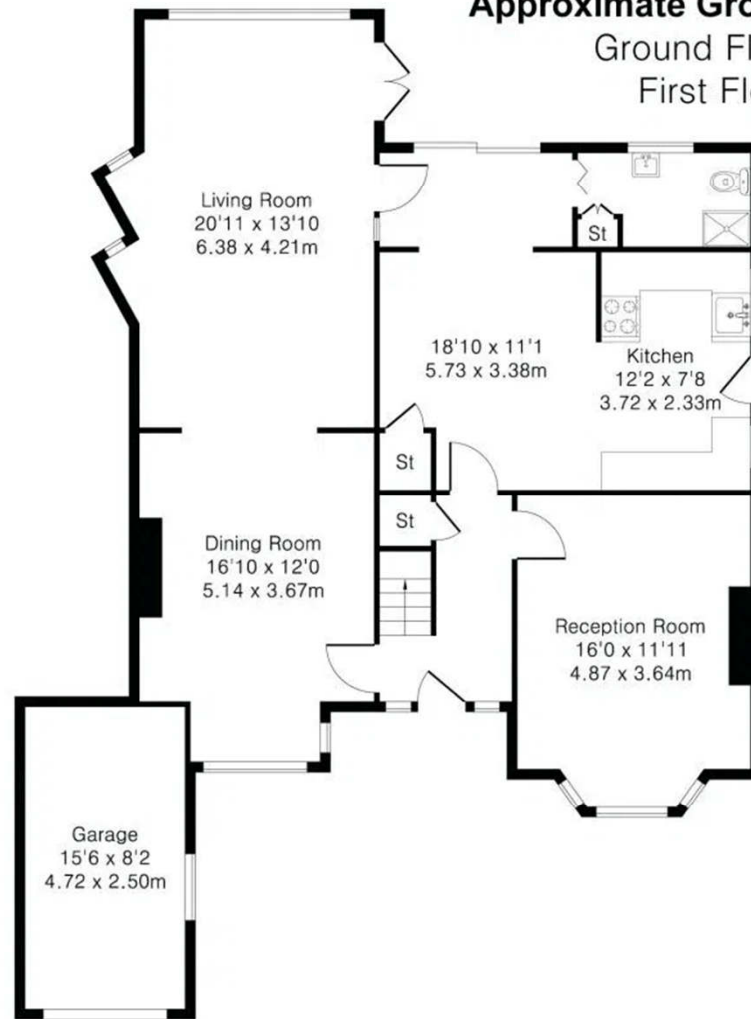
Bramley is a very popular village in the Surrey Hills, surrounded by miles of countryside ideal for walking, cycling, and horse riding. The historic town of Guildford is approximately 4 miles away, offering a comprehensive range of shopping and leisure facilities along with a mainline station (London Waterloo in 38 minutes). The A3 and A31 provide access to the South Coast, London, and the M25.



Approximate Gross Internal Area 1822 sq ft - 169 sq m

Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 651 sq ft – 60 sq m



Ground Floor



First Floor

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

