



Birtley Road, Bramley, GU5 0JQ





**Semi-detached property**  
**Three double bedrooms**  
**Potential to extend (SSTP)**  
**Two generous reception rooms**  
**Double aspect kitchen**  
**Modern family bathroom**  
**Stunning master bedroom**  
**180' rear garden with access to Downs Link**  
**Chain free**

This charming part tile-hung family home offers beautifully presented accommodation across three floors, with potential for further extension, subject to the usual planning consents.

The property is accessed through a welcoming porch with a useful cloaks cupboard. A door leads into the bright and airy double-aspect sitting room. This elegant space features wooden flooring and an open fireplace set within exposed brickwork, creating a cozy yet refined atmosphere.

Adjacent to the sitting room, the charming dining room showcases a painted exposed brick wall, a wood-burning stove, and practical built-in cupboards. Wooden flooring and a door leading to the garden enhance the room's appeal. Stairs from the dining room provide access to the upper levels. The double-aspect kitchen enjoys picturesque views and offers direct access to the garden, making it a functional and scenic hub for everyday living.

The first floor comprises two generously proportioned double bedrooms. The front-facing bedroom overlooks the property's approach, while the rear bedroom offers serene views of the garden.

Stairs lead to the spacious principal bedroom on the second floor. This light-filled, double-aspect room benefits from lovely views, Velux windows and features an ensuite shower room, providing a private and tranquil retreat.

The extensive gardens are primarily laid to lawn, with a lovely patio area perfect for entertaining. The grounds extend to the scenic Downs Link, offering a seamless connection to nature.

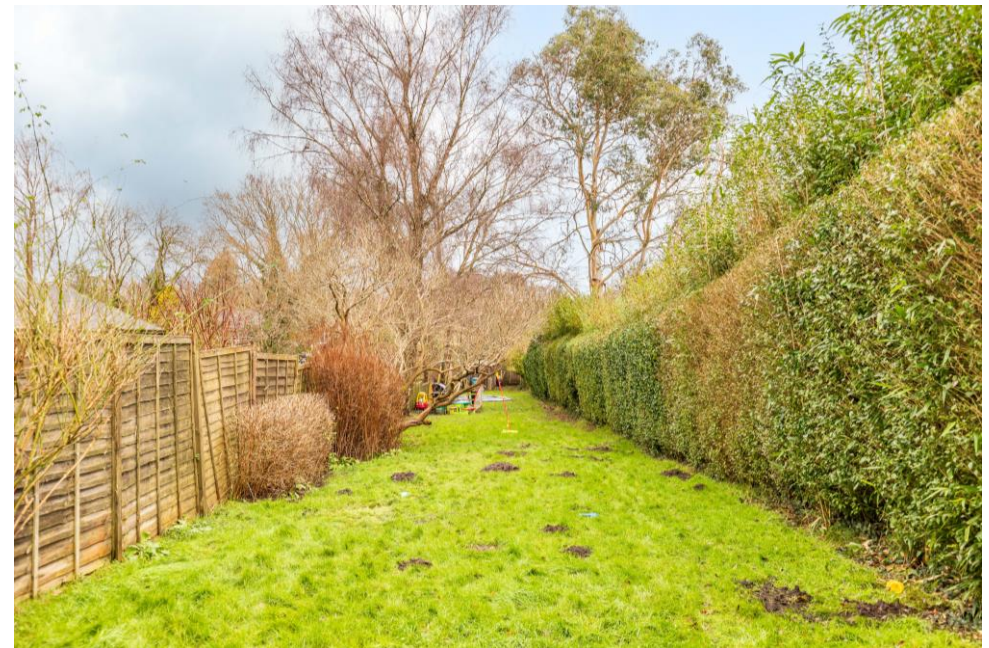
At the front, the property includes off-street parking for two vehicles and a gravelled, fenced area around the entrance.

The village of Bramley boasts a vibrant community and a thriving high street, featuring a fine selection of local amenities, including a butcher, grocer, coffee shop, supermarket, post office, and two popular pubs. Additional highlights include a library and a historic church. The area is well-served by regular bus links to Guildford, Godalming, and Cranleigh, along with excellent schooling options, such as the renowned St. Catherine's School for Girls.

Guildford, located just three miles north, provides a wide range of shopping and leisure facilities. Highlights include the historic High Street, a cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park, and Spectrum Leisure Centre. Guildford's mainline station offers fast and regular services to London Waterloo in approximately 35 minutes, while the A3 provides excellent road connections to London, the M25, Heathrow, and Gatwick.

**Council tax band: E; Tenure: freehold; EPC rating: E.**



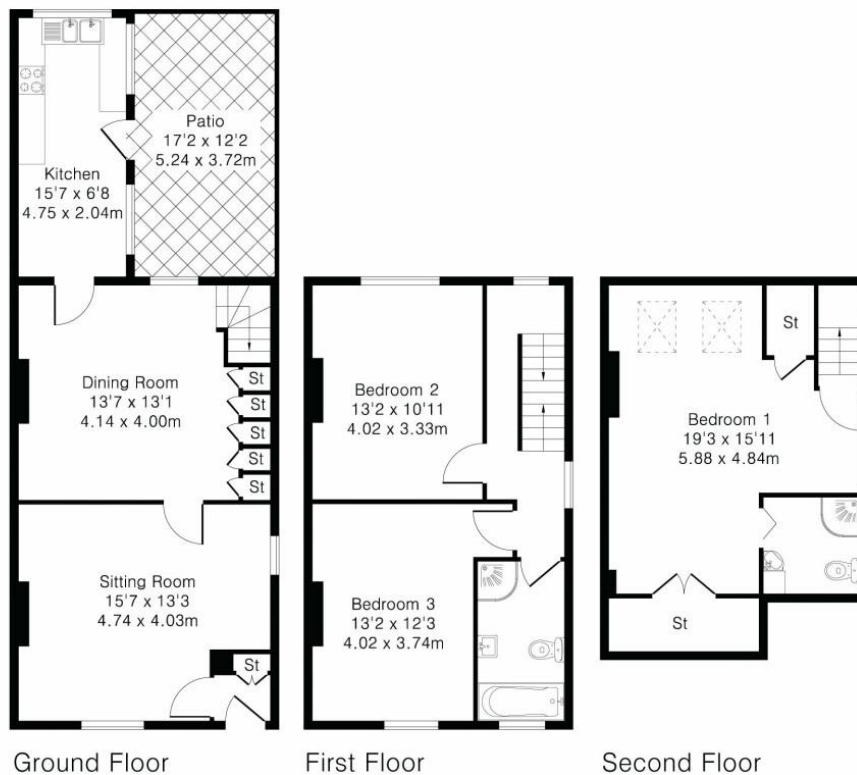


**Approximate Gross Internal Area 1279 sq ft - 119 sq m**

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 419 sq ft – 39 sq m

Second Floor Area 331 sq ft – 31 sq m



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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.





# Chantries & Pewleys

ESTATE AGENTS

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