



**Chantries  
& Pewleys**



**Mill Lane  
Bramley**





INTRODUCING

# 1 Orchard Cottages

MILL LANE, BRAMLEY,  
GUILDFORD, SURREY, GU5 0JL

*A charming home which has been sympathetically updated by the current owners. Offering spacious and versatile living, kitchen with workspace and generously sized reception room with bi-folding doors onto the south facing garden - perfect for entertaining or relaxing.*

*A bonus is the small study located at the rear of the attached garage—ideal for home working or additional storage. The property also has planning permission for an ground floor extension; architects drawings, quotes and structural calculations can be provided.*

🍀 **3 BEDROOMS**

🍀 **SOUTH FACING GARDEN**

🍀 **GARAGE WITH STUDY**

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC: C**

















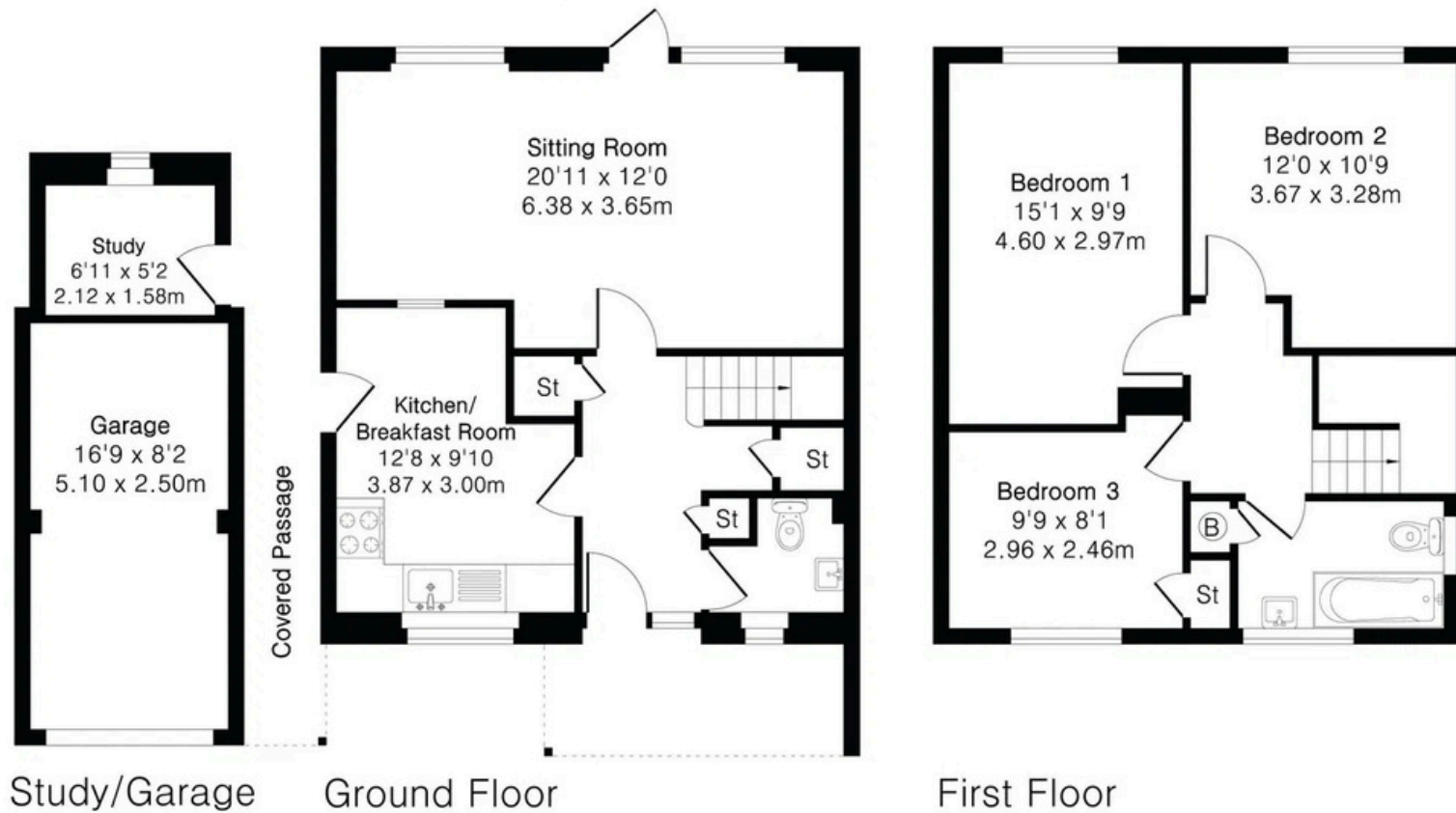


## Approximate Gross Internal Area 1156 sq ft - 107 sq m

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 496 sq ft – 46 sq m

Study/Garage Area 176 sq ft – 16 sq m





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