



Orchard Cottages, Mill Lane, Bramley, Surrey.

 Chantry  
& Pewleys





## Property Description



**Guide Price: £575,000**

This delightful cottage offers a unique opportunity to create your dream home. Located in the highly regarded village of Bramley, the property features both front and rear gardens, a single garage, an external storeroom, and convenient off-street car parking for one vehicle.

Upon entering the cottage, you are welcomed by a spacious entrance hall leading to a convenient cloakroom. The kitchen/breakfast room provides ample space for culinary creativity and family gatherings. The lounge/dining room offers a comfortable and versatile living area.

The first floor boasts three generously sized double bedrooms, perfect for growing families or guests. A well-appointed family bathroom completes the accommodation.

While the cottage is presented in good order, it presents a fantastic opportunity for those looking to add their personal touch. Early viewing is highly recommended to appreciate this property's full potential.

Orchard Cottages offers the perfect blend of countryside charm and modern convenience. Situated on Mill Lane, a quiet, no-through road, you are just a short walk from Bramley Village High Street. Bramley enjoys a vibrant local community spirit along with its thriving high street, where a fine local butcher, grocer, supermarket, coffee shop, and post office can be found. There are two popular pubs as well as a library and historic church. The village has regular bus links to Guildford, Godalming, and Cranleigh.

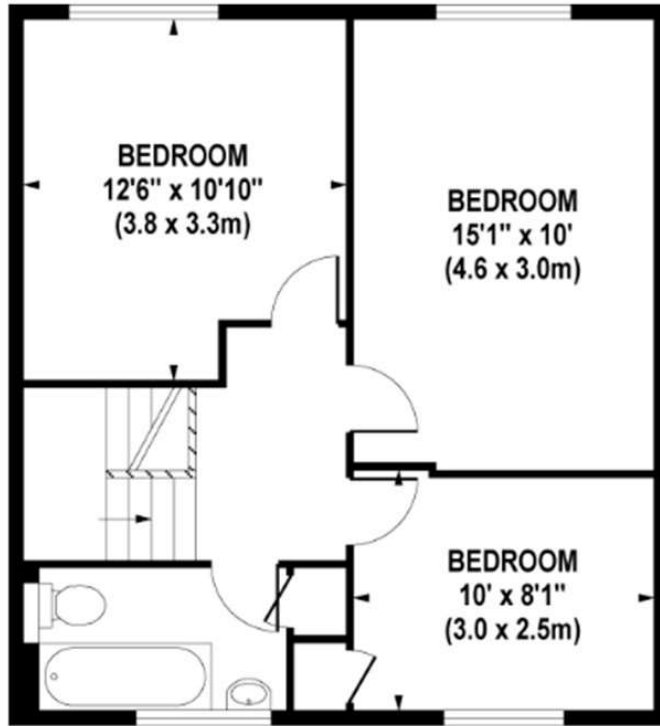
There is an excellent selection of schools in the area in both the state and private sectors, including St. Catherine's School for Girls.

Guildford, with its historic High Street and mainline station providing a fast commuter service to Waterloo in 38 minutes, is only 3 miles to the north. There are also many outstanding schools in the vicinity, all of which are within a short drive. Bramley itself is surrounded by miles of beautiful walking countryside.

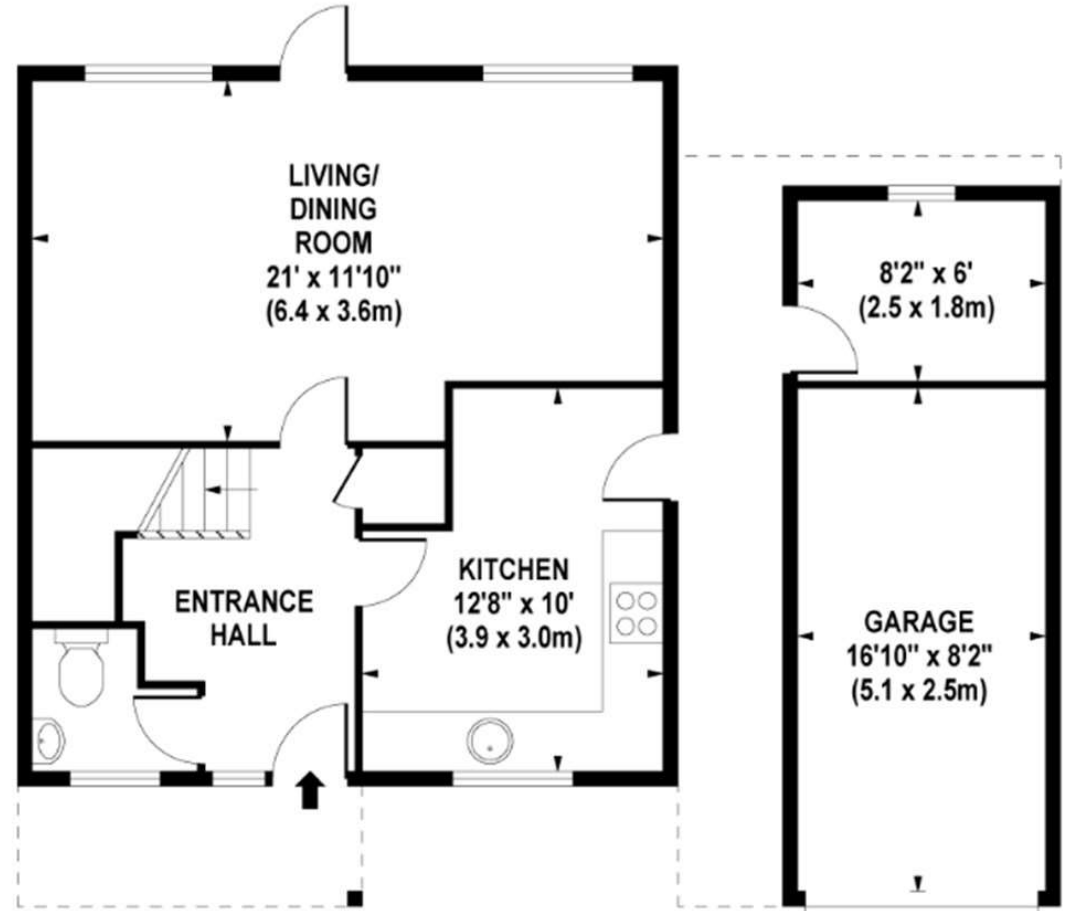
**Council tax band: E: Tenure: Freehold: EPC rating: D.**

# Mill Lane, Bramley

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.



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT / 90 SQ M (MAIN HOUSE)  
 APPROX. GROSS INTERNAL FLOOR AREA 188 SQ FT / 17 SQ M (OUTBUILDING)  
 APPROX. GROSS INTERNAL FLOOR AREA 1154 SQ FT / 107 SQ M (TOTAL)

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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.

