

# 33 BIRTLEY ROAD

Bramley



**Chantry  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

Attractive Victorian mid-terrace cottage

Two double bedrooms arranged over three floors

Spacious open plan sitting and dining room with wood-burning stove

Modern fitted kitchen/breakfast room

Large contemporary family bathroom

Driveway parking

Exceptional rear garden backing onto the Downs Link

Detached workshop/store with potential for a variety of uses

Approximately 0.5 miles from the village centre

Four miles from Guildford with mainline station to London Waterloo

Tenure: Freehold. Council Tax Band: D. EPC: C

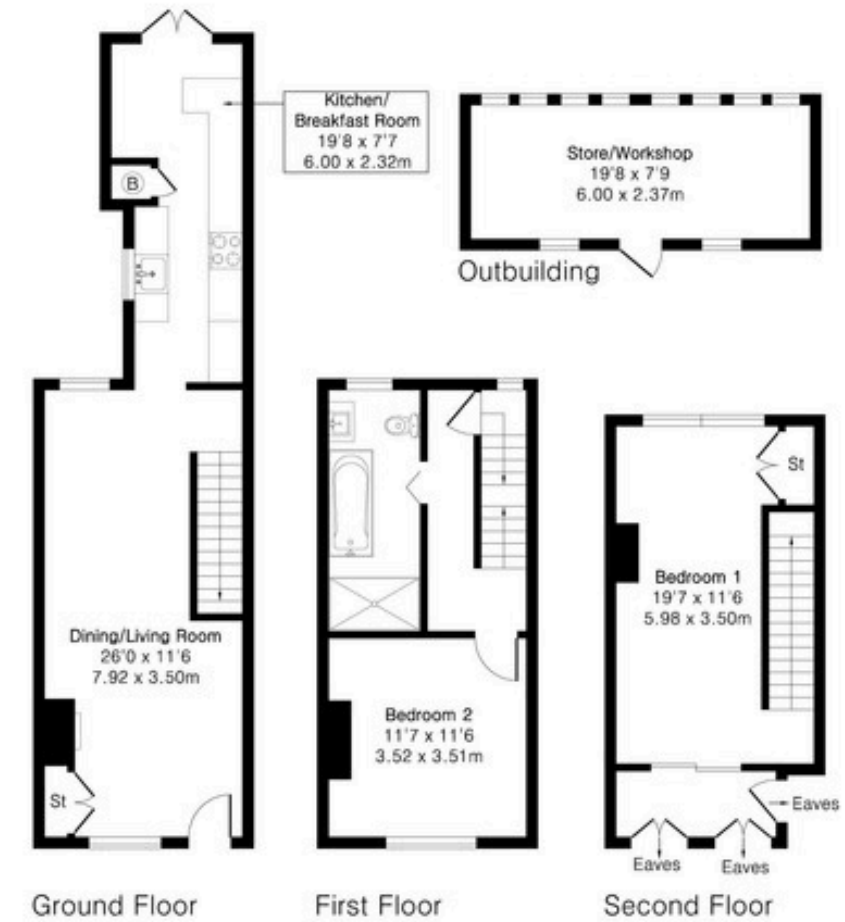
**Approximate Gross Internal Area 1000 sq ft - 94 sq m  
(Excluding Outbuilding)**

Ground Floor Area 437 sq ft - 41 sq m

First Floor Area 298 sq ft - 28 sq m

Second Floor Area 265 sq ft - 25 sq m

Outbuilding Area 153 sq ft - 14 sq m



# FROM THE AGENT

"The real surprise here is the garden. It feels endless and backs directly onto the Downs Link, giving you immediate access to miles of beautiful countryside, yet you're still within walking distance of the village and only a short drive from Guildford." Andrew Blagden-Chantries & Pewleys.

Andrew Blagden  
Associate



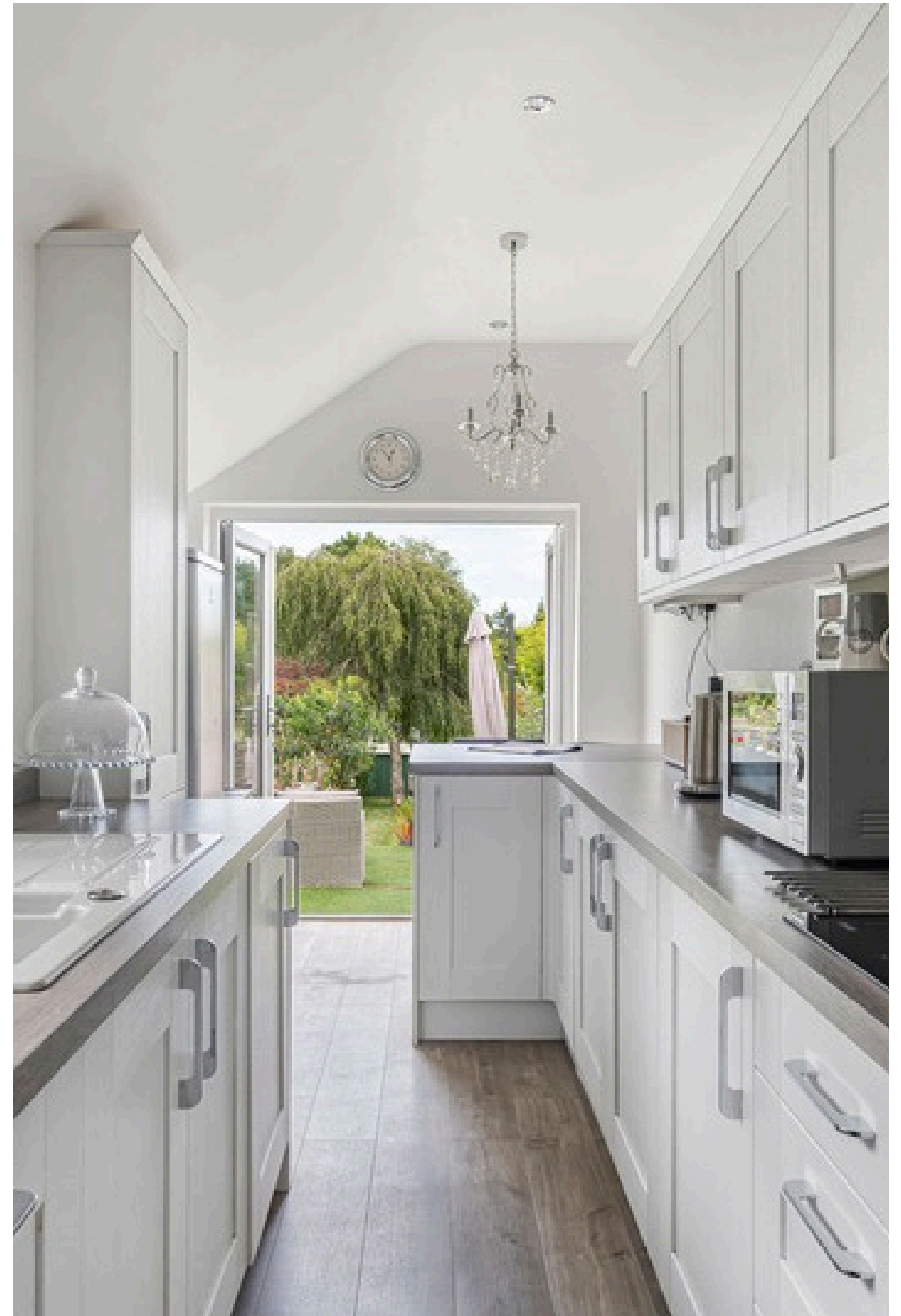
# PERIOD CHARM

This attractive Victorian mid-terrace cottage has been thoughtfully updated to create a bright and comfortable home whilst retaining plenty of its original character. Arranged over three floors, the accommodation is well balanced and complemented by an outstanding rear garden backing directly onto the Downs Link. Improvements have been made over the recent years including a new roof in 2022.

The open plan sitting and dining room is a welcoming space, centred around a feature wood-burning stove and offering ample room for both relaxing and entertaining. To the rear, the modern kitchen/breakfast room is fitted with a range of contemporary units and enjoys views over the garden, with direct access outside

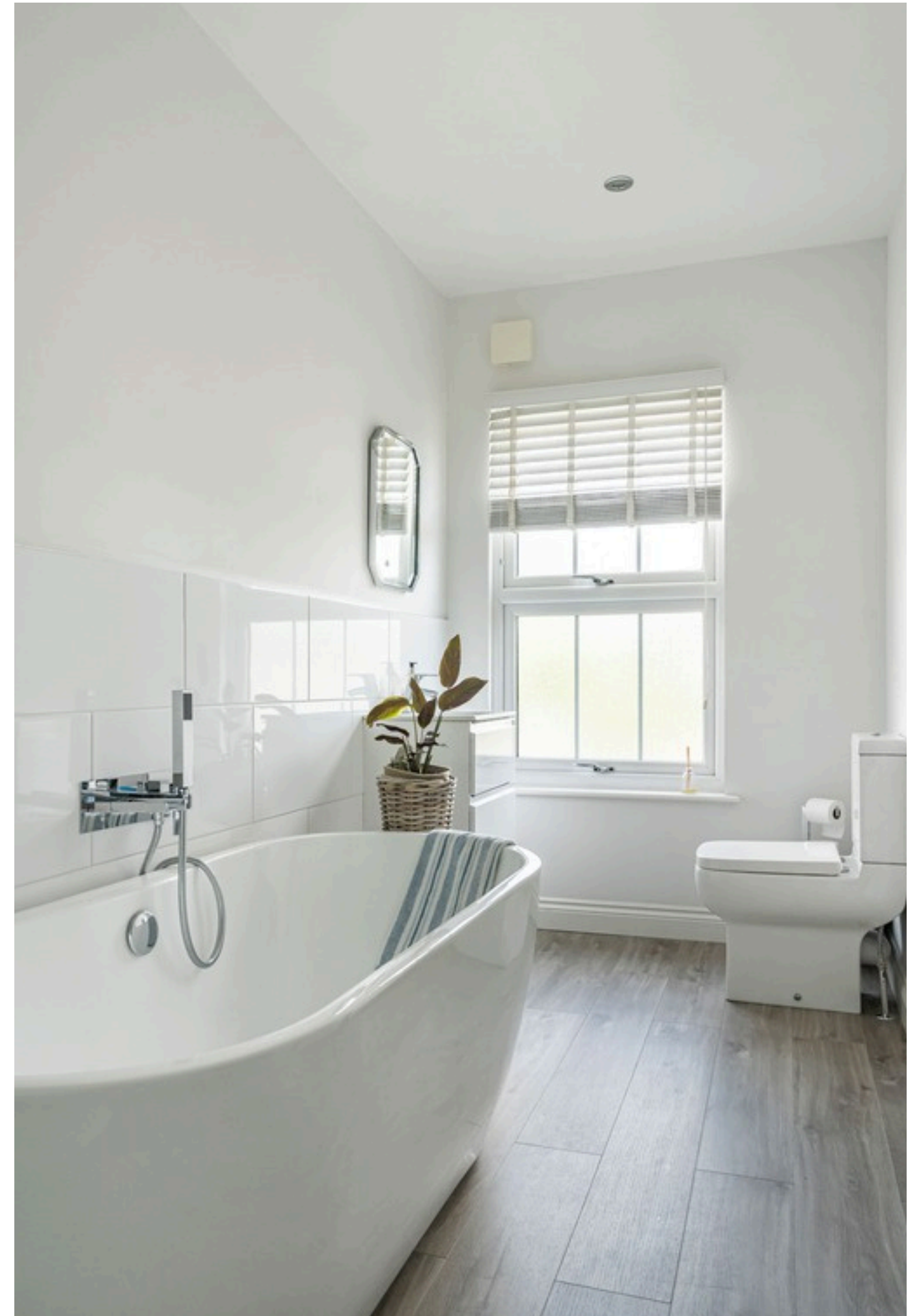


# CONTEMPORARY KITCHEN



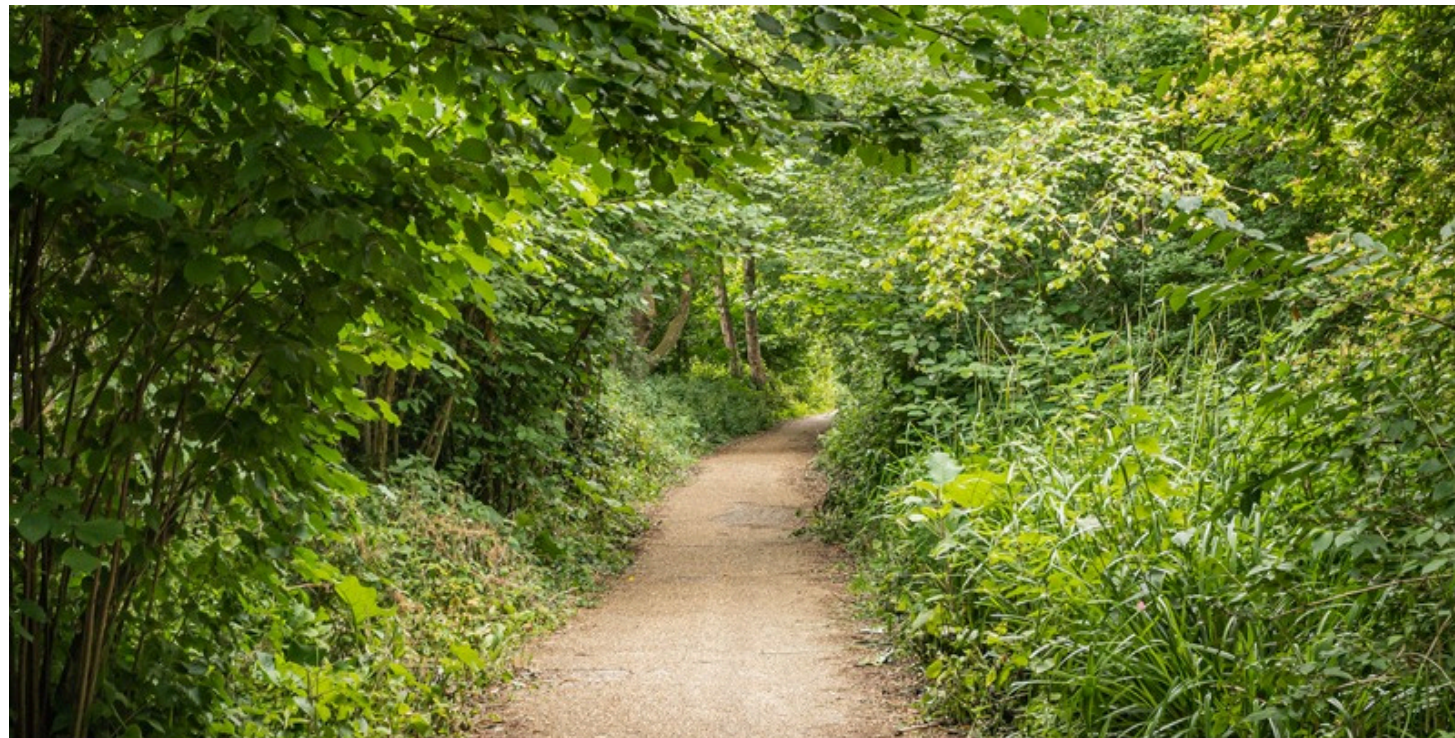
# BEDROOMS & BATHROOM

On the first floor there is a generous double bedroom alongside a beautifully appointed family bathroom featuring a freestanding bath and separate walk-in shower. The principal bedroom occupies the entire second floor, creating a spacious retreat with useful eaves storage and elevated views across the surrounding countryside.





# THE GARDEN



One of the standout features of this property is the impressive rear garden. Extending to an excellent length, it provides a wonderful space for families, keen gardeners or those simply looking to enjoy the outdoors.

At the far end, the garden backs directly onto the Downs Link, giving immediate access to miles of walking, running and cycling routes through the surrounding countryside.

A substantial detached workshop/store offers excellent versatility, whether as a home office, studio, gym or hobby space, subject to individual requirements, with power and lighting. Driveway parking to the front completes the property.





 **Chantries & Pewleys**

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