

1 SUNNYSIDE COTTAGES

Bramley



**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 1089 sq ft - 101 sq m

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 370 sq ft – 34 sq m

Second Floor Area 235 sq ft – 22 sq m



Ground Floor

First Floor

Second Floor

AT A GLANCE

No onward chain

Three bedroom cottage over three floors

Semi-rural hamlet setting near Bramley

Kitchen and dining space opening to the garden

Separate sitting room

Fireplaces adding character to key rooms

Additional utility room

Top floor room with adaptable use

Long rear garden with gate to footpath

Off-street parking for several vehicles

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



FROM THE AGENT

"There's a clear mix here between original features and practical additions. The fireplaces give the main rooms a sense of identity, while the addition of a utility room takes pressure off the kitchen, allowing it to work as a more usable day-to-day space. The garden and its direct link to the surrounding fields is what really sets it apart"

Toni

Toni Humphreys
Sales Associate



GROUND FLOOR

The kitchen is positioned to the rear and forms the main living space. Wooden units run along two sides, with a range cooker set within a tiled surround. It opens into the dining area, which has French style doors to the garden. This creates a direct link to the terrace, allowing the space to extend when the doors are open. A separate utility room sits off the kitchen. This is a practical addition, keeping laundry and storage away from the main space and allowing the kitchen to remain focused on cooking and day-to-day living.

The sitting room is set to the front of the house and provides a more enclosed space. A brick fireplace forms the focal point, giving the room a clear identity and anchoring the layout. It works well as a separate room from the kitchen, offering a quieter space when needed.



BEDROOMS & BATHROOM

The bedrooms are arranged across the upper two floors. On the first floor, the main bedroom sits to the front with a wide window and fireplace detail. A second bedroom sits to the rear, with the family bathroom positioned alongside, fitted with a walk-in shower. The second floor provides a further room within the roof space, with sloped ceilings and velux style window..



GARDEN & SETTING

The rear garden extends a good distance behind the house, starting with a terrace directly outside the dining area. This is the natural place for seating and connects directly back into the house. The garden then opens into a longer stretch, bordered by fencing and planting. At the far end, a gate leads directly out onto a footpath and into the surrounding fields, which is a defining feature of the property. To the front, a gravel driveway provides off-street parking for several vehicles.

The cottage sits within a small semi-rural hamlet just outside Bramley, surrounded by open countryside and within the Surrey Hills Area of Outstanding Natural Beauty. A gate at the end of the garden leads directly onto a footpath across the fields, giving immediate access to walking routes. Bramley village is close by for day-to-day needs, with Guildford easily accessible.





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