



'Daventry', Birtley Road, Bramley, Guildford, Surrey, GU5 0JA

CLARKE



GAMMON

**'DAVENTRY', BIRTLEY ROAD,
BRAMLEY, GUILDFORD, SURREY, GU5 0JA**

DETACHED 1920'S HOME

FOUR DOUBLE BEDROOMS

NEWLY RE-FITTED
BATHROOM

LARGE GRAVELED DRIVEWAY

CLOSE TO BRAMLEY VILLAGE

CHARACTER FEATURES

THREE RECEPTION ROOMS

UTILITY/SOWER ROOM

125FT SW FACING GARDEN

EPC: D



Attractive double fronted character home with balanced accommodation and enjoying a south-westerly facing garden; situated on the perimeter of the sought-after Surrey village of Bramley and surrounded by open countryside.

THE PROPERTY

This attractive 1920's detached family home has been enhanced by the current owner and it provides beautifully presented and well-proportioned accommodation in excess of 1,550sqft. It enjoys a secluded south-westerly facing rear garden. The property is situated on the edge of the sought-after Surrey village of Bramley, combining the charm of the village with country living whilst allowing convenient access to the larger nearby towns in Guildford, Godalming and Cranleigh. Accommodation comprises: entrance hall; family room with feature fireplace; living room featuring log burning stove with double doors opening to adjacent dining room, offering a great entertaining space with French doors to the rear garden; open archway from dining room to kitchen fitted with a range of cream shaker units complimented by contrasting laminate worktops, ceramic tiled flooring and French doors to the garden; downstairs shower room/utility room comprising storage unit, pedestal basin, low-level w.c, heated towel rail, part-tiled walls and ceramic tiled flooring. Upstairs, the principle bedroom has a feature fireplace and built-in cupboard; there are three further double bedrooms; family bathroom newly re-fitted with a white suite comprising claw foot bath with shower above, basin and vanity unit, low-level w.c, heated towel rail, part-tiled walls and tiled floor with under floor heating.



THE GROUNDS

Approached via a large shingle driveway, the property provides off-road parking for a number of vehicles. The secluded south-westerly facing garden extends to approximately 125ft, with a paved sun terrace opening to an expanse of level lawn bordered by an array of mature planting, well-tended flower and shrub borders with a fenced and mature hedged perimeter providing a great deal of privacy. To the rear is a large timber workshop with adjacent vegetable garden comprising raised beds. A side gate gives access to the front of the property.

SITUATION

Bramley is a pretty Surrey village, located south of Guildford and lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country and The Downs Link, which is a trail on a disused railway line forming part of the 37-mile shared route to the South coast and immediately accessible across the road from this property. Bramley's High Street offers a selection of shops, including a Budgens store, butchers/deli and general grocer's, fish & chip shop, coffee shop, cafe, travel agent, pet shop, an elite car showroom, a couple of pubs and Bramley golf club. Bramley CoE Infant & Nursery school is rated Outstanding and Catherine's private independent girl's school is a very highly-regarded and sought-after private girls school and consistently high-ranking in the UK league tables. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Both Cranleigh village and Godalming town centre are also close by. The nearest railway station is close by in Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 3.5 miles

GODALMING | 4.2 miles

SHALFORD STATION | 2.2 miles

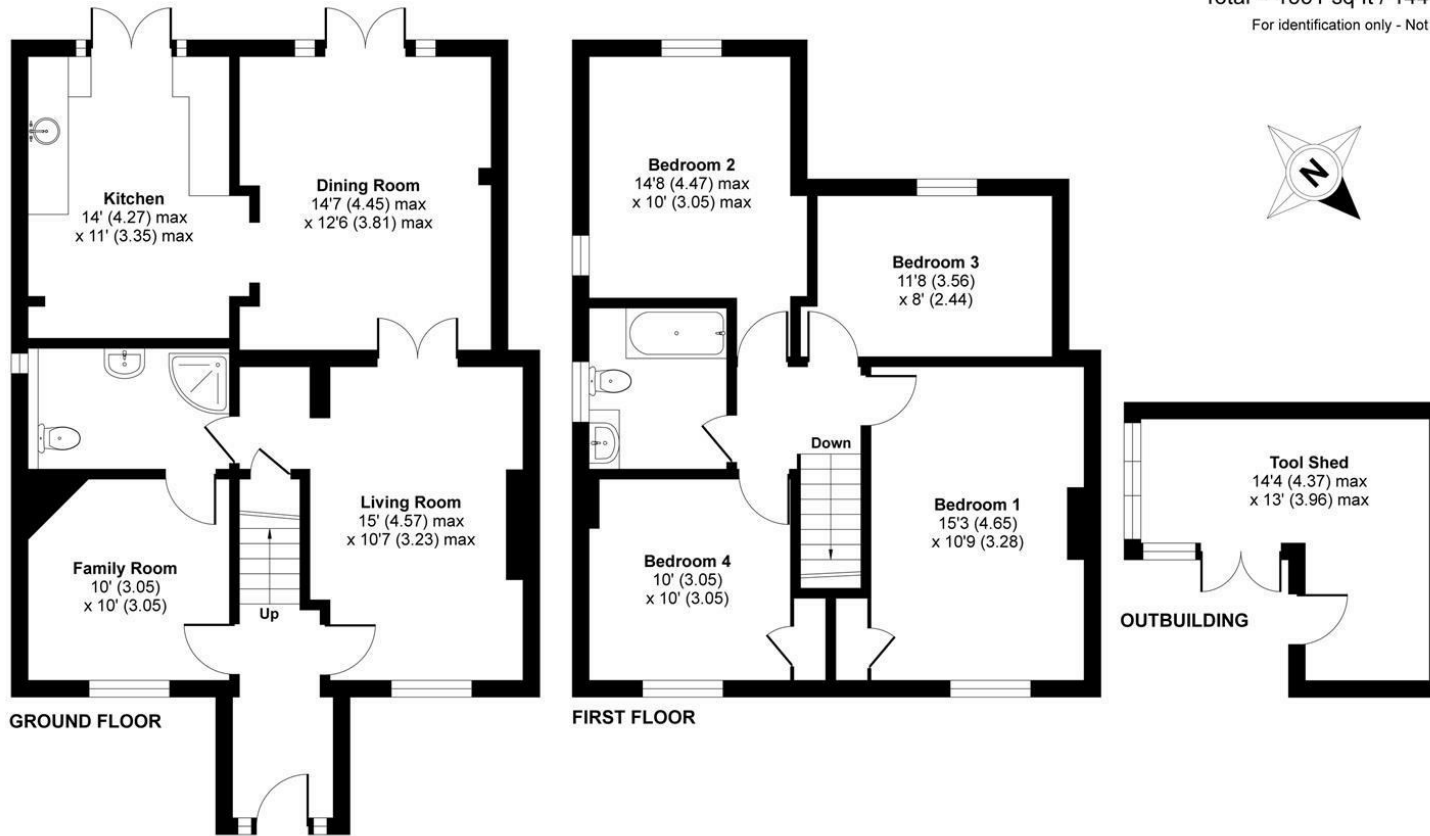
LONDON WATERLOO | from approx. 36 minutes (from Guildford mainline station)

CENTRAL LONDON | 35 miles

GATWICK AIRPORT | 26 miles

Davertry, Birtley Road, Bramley, Guildford, GU5

Approximate Area = 1420 sq ft / 132 sq m
 Outbuilding = 131 sq ft / 12 sq m
 Total = 1551 sq ft / 144 sq m
 For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected

19th April 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2021. Produced for Clarke Gammon. REF: 710433

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DIRECTIONS

SAT NAV REF: (Post Code: GU5 0JA)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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