



1 Barton Road, Bramley, Guildford, Surrey, GU5 0EA

**1 BARTON ROAD,
BRAMLEY, GUILDFORD, SURREY, GU5 0EA**

END-TERRACE CHARACTER
HOME

POTENTIAL TO EXTEND, STPP

KITCHEN/DINER & LIVING
ROOM

ESTABLISHED REAR GARDEN

LOCAL SHOPS AND
AMENITIES

REQUIRES SOME UPDATING
AND MODERNISATION

THREE BEDROOMS

BATHROOM & CLOAKROOM

POPULAR RESIDENTIAL ROAD

EASY ACCESS TO
GUILDFORD'S TOWN CENTRE



**This delightful three-bedroom
property offers great potential in
a desirable village location—
perfect for those looking to
create a home tailored to their
own taste.**

THE PROPERTY

Having been a much loved home for many years, this end-terrace character home presents an exciting opportunity for the next owner to modernise and make it their own. Located on a sought-after road in the heart of Bramley village, the property is ideally positioned close to the scenic Downs Link path and within easy reach of local shops and everyday amenities. Guildford town centre is just three miles away, offering a wider range of facilities and excellent transport links.

Accommodation comprises: covered entrance porch; entrance hall; living room with open fireplace; kitchen fitted with a range of units and integrated oven and 4-ring gas hob; downstairs shower room with corner shower cubicle, W.C, basin and tiled splashback areas; conservatory/utility room. Upstairs, there are three bedrooms, including a main bedroom with an en-suite cloakroom for added convenience.



THE GROUNDS

The front of the property features a paved area providing off-street parking for a small vehicle. The mature rear garden is a particular highlight, mainly laid to lawn with well-stocked flower and shrub borders, an apple tree, and a wooden shed. A side gate offers useful access to the front of the home.

SITUATION

Bramley is a pretty Surrey village, located south of Guildford and most of the Parish 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. Bramley's thriving High Street offers a selection of shops, including a Costcutter and Asda store, local butcher/deli, a couple of pubs, The Nest coffee shop, fish & chip bar, Chinese takeaway, Indian restaurant, library, an elite car showroom, Church 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 village has regular bus links into Guildford, Godalming and Cranleigh. 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 miles

GODALMING | 4 miles

SHALFORD TRAIN STATION | 1.8 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station) by train

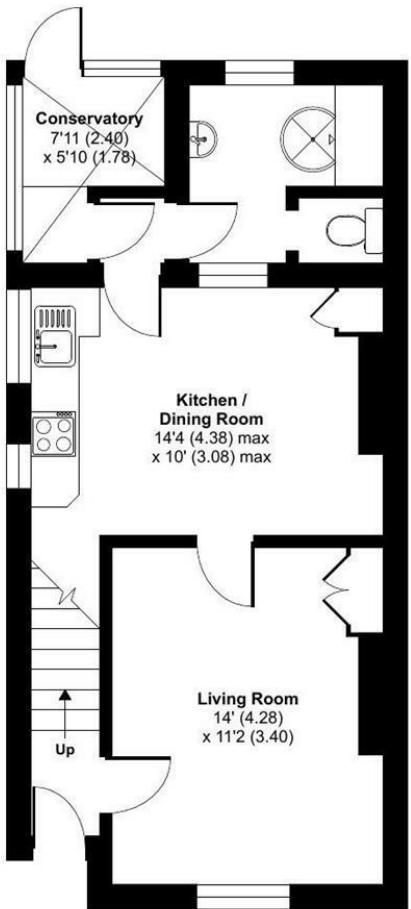
GATWICK AIRPORT | 26 miles

CENTRAL LONDON | 30 miles

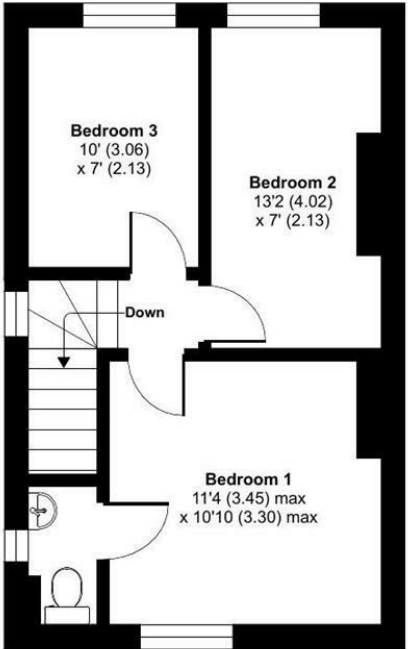
Barton Road, Bramley, Guildford, GU5

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

28th July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

CG GUILDFORD OFFICE

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DIRECTIONS

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

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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