



HILL CLEMENTS  
SALES AND LETTINGS

PRICE GUIDE

£625,000

Airedale Cottage, Barton Road

Bramley, GU5 0EA



In the heart of popular Bramley village, within a short walk of the shops, St Catherine's School and the Downslink - a charming end of terrace character cottage which has been extended with an excellent kitchen/dining/family room overlooking the south westerly rear garden

PROPERTY SUMMARY

Airedale Cottage is a charming end of terrace character cottage which has been tastefully extended on the ground floor and also the second floor, to provide practical and light accommodation. On the ground floor there is a small entrance hall, a cosy sitting room and the excellent kitchen/dining/family room with cloakroom off and bi-fold doors leading to the sunny garden. This area forms the heart of the accommodation with separate areas and utility cupboards. There are two bedrooms on the first floor, with the main bedroom on the front with en suite bathroom and a study area with stairs to the second floor bedroom and en suite shower room. Outside a gated side access leads to the long sunny rear garden with terrace adjoining the house.



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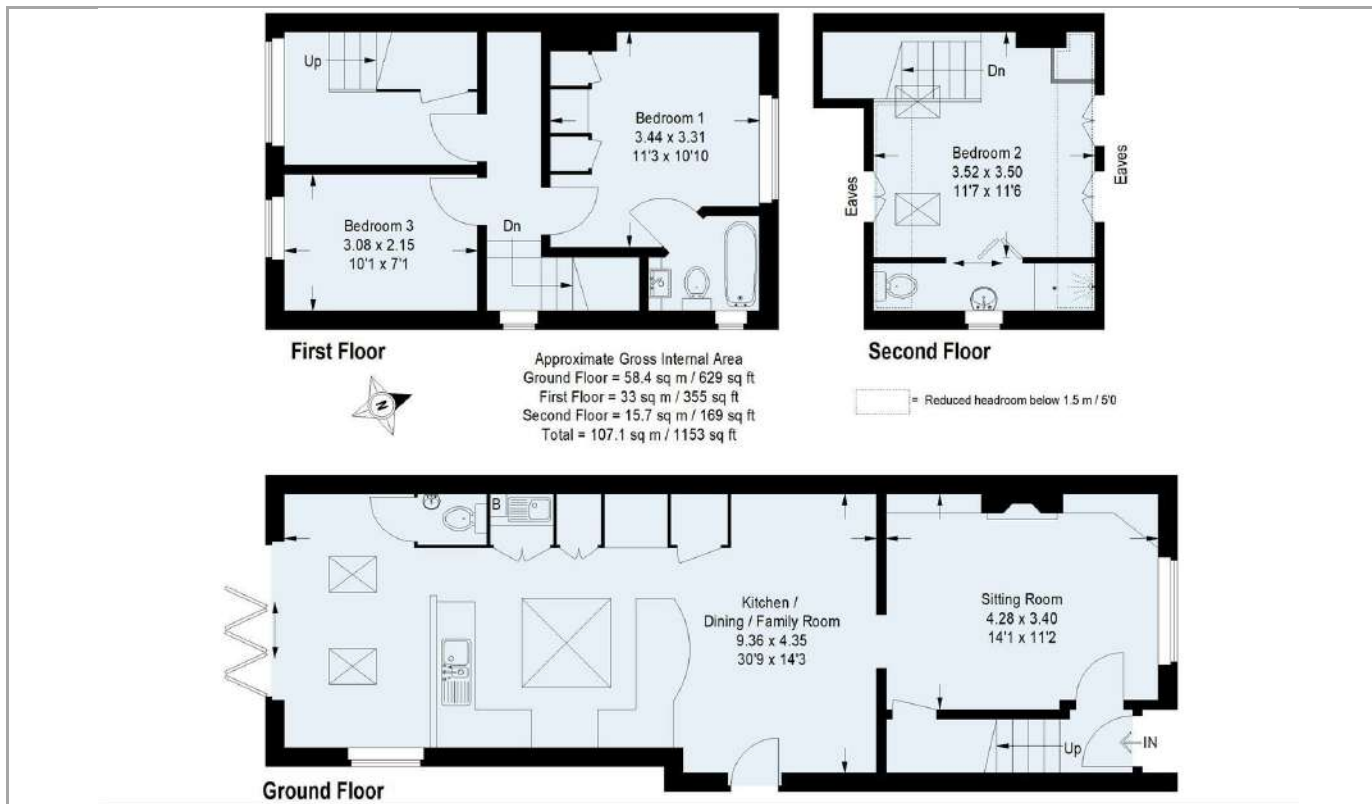


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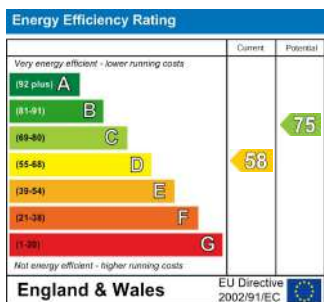






## DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road and continue through Shalford village and on to Bramley. At the mini roundabout in the village turn left into Station Road and carry on past St Catherine's School and the old station and turn right into Barton Road, where Airedale Cottage will be found on the right, before the turning right into the continuation of Barton Road.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley

**COUNCIL TAX BAND**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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