



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

**£825,000**

Ferndown, Barton Road

Guildford, GU5 0EA

A handsome detached three bedroom home, located in a central location, in an exceptionally popular village, just a short walk from the shops and facilities available on the High Street. The larger town's of Guildford and Godalming are easily accessible by car or bus. Immaculately presented, having been recently decorated, the accommodation is light and bright, arranged over two floors, with a mature west backing garden to the rear, which includes an incredibly useful home studio, currently used as a gym, but equally could provide a spacious home office or workshop.

PROPERTY SUMMARY

On the ground floor there is a spacious living room to the front, or could perhaps be arranged as a dining room or large home office, which is in addition to the larger living space at the rear of the home, with doors leading out to the patio. The kitchen has an extensive range of units, with ample appliance space. On the first floor there are two double bedrooms, both with fitted wardrobes, and a further single bedroom, finishing off with a recently refitted family bathroom. Outside, there is a mature rear garden, facing west, with a spacious patio ideal for entertaining. A sizeable outbuilding has been added, which could support many different uses, To the from there is parking available for two vehicles as well as a single garage.

**3**

**1**

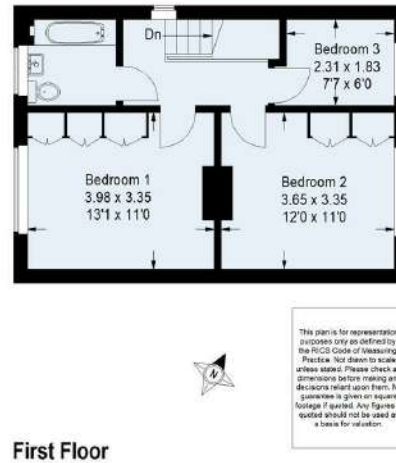
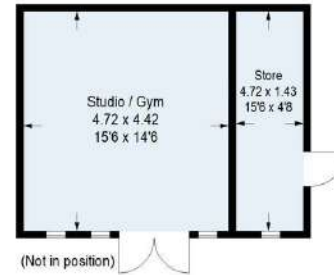
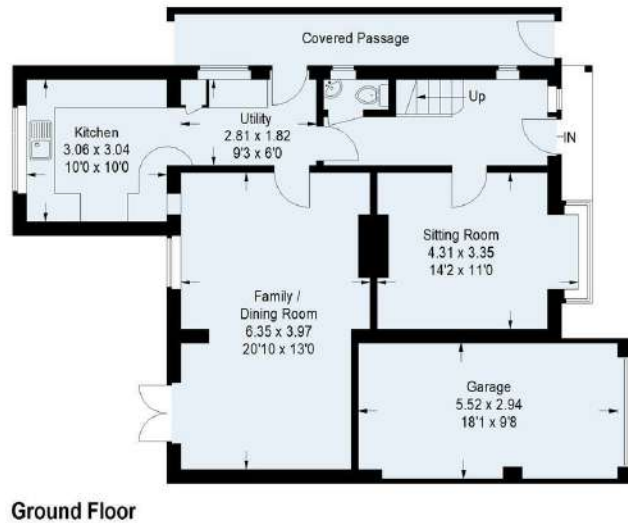
**2**





## Ferndown, Barton Road, Bramley

Approximate Gross Internal Area  
 Ground Floor = 64.6 sq m / 695 sq ft  
 First Floor = 42.0 sq m / 452 sq ft  
 Studio / Gym / Store = 28.2 sq m / 303 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 150.9 sq m / 1623 sq ft

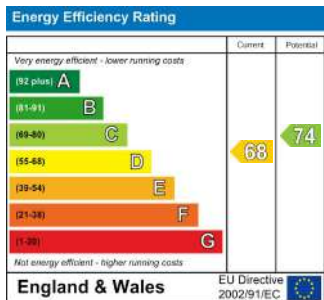


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given as to square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



## DIRECTIONS

From the centre of Guildford head south on the A281. After about 1.5 miles carry straight on at the roundabout in the centre of Shalford. After about another 1.5 miles turn left at the mini-roundabout when you reach Bramley. Take the second road on the right into Barton Road. Ferndown is then the third property on your right.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley Borough Council

**COUNCIL TAX BAND**  
F

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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