



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

**£550,000**

**2 Burwood Cottages, One Tree Hill Road**

**Guildford, GU4 8PJ**

Occupying an enviable position along the highly regarded One Tree Hill Road, this attractive two-bedroom cottage combines character, comfort and picturesque countryside views, offering a wonderful opportunity to enjoy peaceful surroundings while remaining within easy reach of Guildford's excellent amenities.

## PROPERTY SUMMARY

Arranged over two floors, the property provides well-proportioned and thoughtfully configured accommodation ideally suited to modern living. An inviting entrance leads through to a spacious sitting room, creating a warm and welcoming focal point for everyday life and entertaining alike. To the rear, a separate dining room offers an ideal setting for family meals and social occasions, seamlessly connecting to the kitchen, which enjoys a pleasant outlook over the garden and surrounding landscape.

The first floor comprises two generous double bedrooms, both benefiting from excellent natural light and far-reaching views across the neighbouring countryside. Their attractive proportions and elevated outlook enhance the sense of space and tranquillity that defines this charming home.



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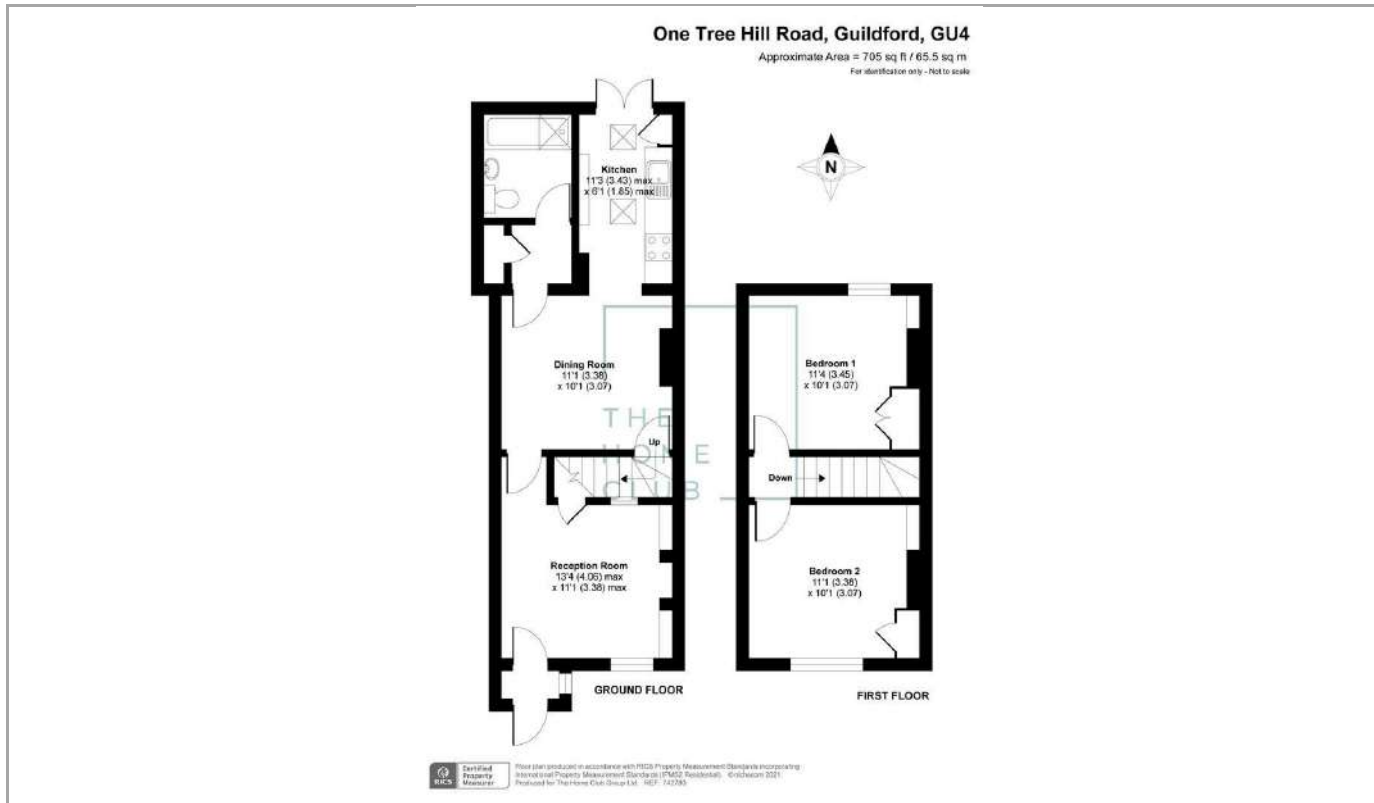
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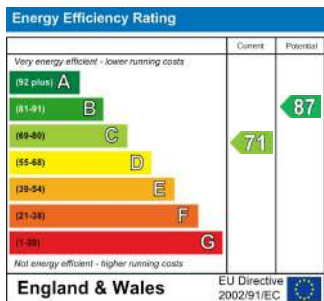






### DIRECTIONS

From the top of Guildford High Street, take the A246 Epsom Road and continue over the traffic lights at Rogues Bar. Take the sixth turning on the right into Tangier Road and continue to the top and turn left into Warren Road. Follow the road around the right hand bend into One Tree Hill Road and carry on past the turning to Little Warren Close and turn right into a track leading to Burwood Cottages, which are on the right.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Guildford Borough Council

**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

<p><b>HILL CLEMENTS</b> SUCCESSFULLY SELLING SINCE 1991</p>	<p><b>OFFICE ADDRESS</b>          6 Quarry Street          Guildford          Surrey          GU1 3UR</p>	<p><b>OFFICE DETAILS</b>          01483 300300  <a href="mailto:info@hillclements.com">info@hillclements.com</a>  <a href="https://hillclements.com/">https://hillclements.com/</a></p>
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