



CHANTRY COTTAGE

9 Linersh Wood, Bramley, Guildford



HILL CLEMENTS

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An individual detached family house built about twenty years ago in the style of adjoining properties set within a lovely rural garden in a popular tree lined road in Bramley

- 4 BEDROOMS
- 2 BATHROOMS (1 EN SUITE)
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- GARAGE
- LOVELY GARDEN EXTENDING TO APPROXIMATELY 0.3 ACRES

Bramley High Street and shops – 0.75 mile,
Guildford (Waterloo 38 mins) – 3.75 miles.

The Location

Linersh Wood is an attractive tree lined no through road of individual houses which is conveniently located within a level walk of Bramley High Street. Here the amenities include two small supermarkets, two pubs, library, butchers, a restaurant and Fish and Chip shop. Guildford is 3.75 miles to the north with its historic High Street and excellent shops, restaurants and bars. The main line station provides a fast service to Waterloo in 38 minutes and less. Bramley is surrounded by some lovely walking countryside and the Downs Link runs parallel to Linersh Wood, providing a long distance bridleway and cycle path from Guildford to the south coast. There are many popular schools in the area including St Catherine's School for girls within a short walk of Chantry Cottage.

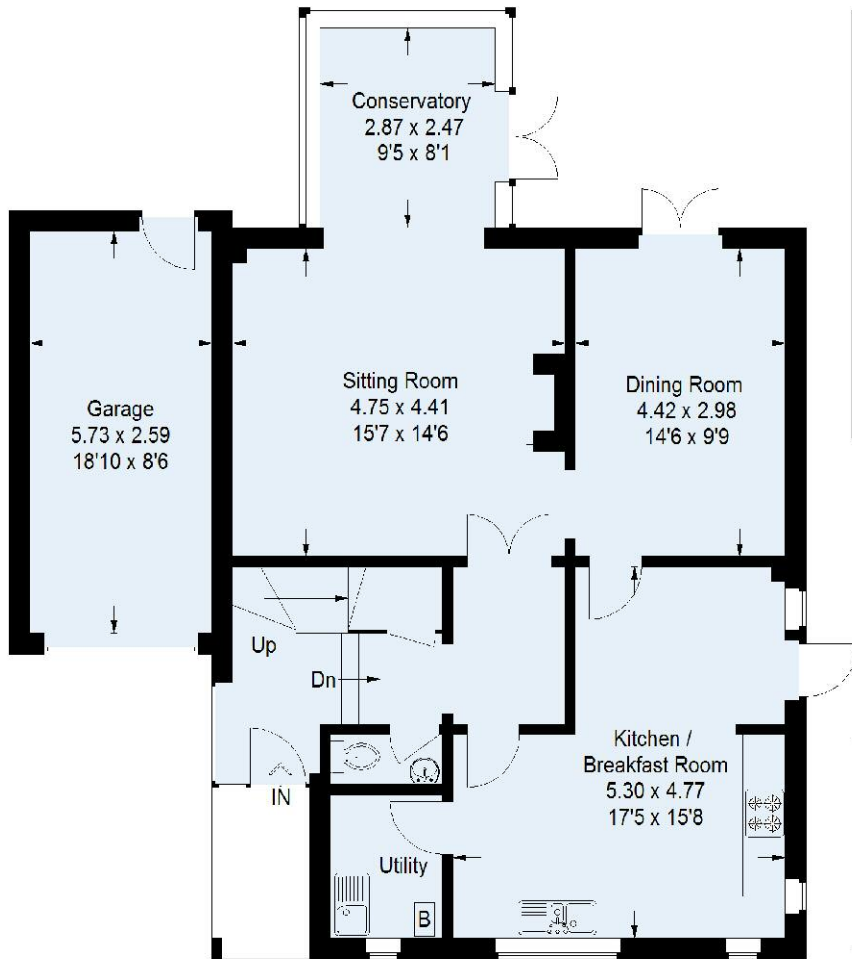
The Property

Chantry Cottage was built in 1996 by local firm Castillian to an individual design echoing its neighbour and other properties in the road. The accommodation is light and airy with four double bedrooms on the first floor, one of which has an en suite, and there is a family bathroom. On the ground floor there is a welcoming reception hall with cloakroom and two reception rooms at the rear overlooking the garden and a conservatory has been added from the sitting room to take advantage of the view over the garden. There is a large kitchen/breakfast room at the front of the house with utility room and an integral single garage. The garden is a delightful feature of Chantry Cottage with a shared driveway at the front with parking and turning area and a gated side access to the rear. Here there is a patio adjoining the house with a pathway leading through the lawned area to the rear where there is a shed and two greenhouses. From here a further gate leads to the wild garden area, which is not fenced and open to neighbouring properties which leads down to the river.

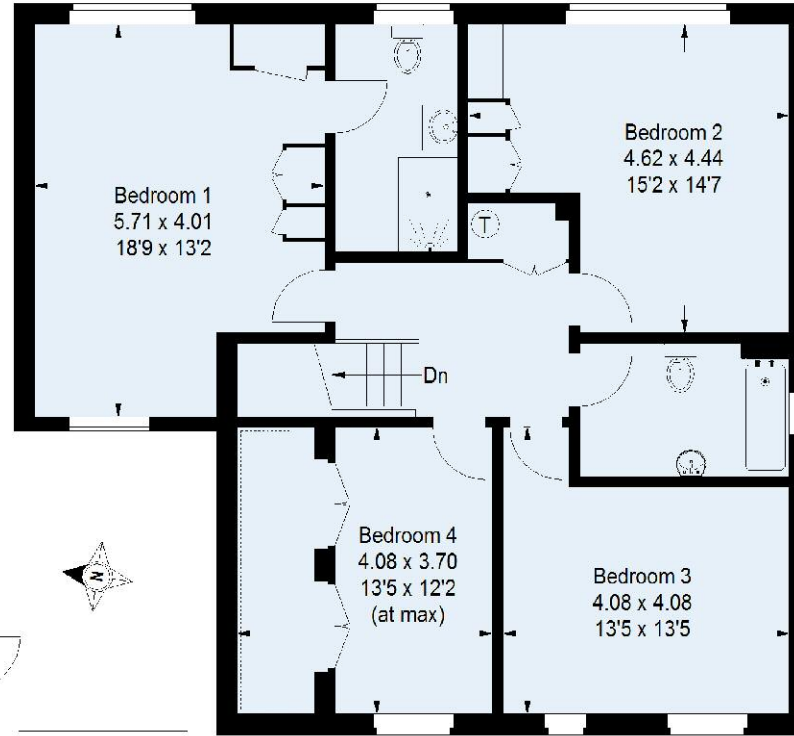
Directions

From Guildford take the A281 Horsham Road and continue through Shalford village and on to Bramley. Turn left at the mini roundabout into Station Road and continue past St Catherines School and turn right into Barton Road. Carry on into Linersh Wood Road where Chantry Cottage will be found after a short distance on the left.





Ground Floor



First Floor

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 on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
 Ground Floor = 83.6 sq m / 900 sq ft
 First Floor = 94.1 sq m / 1013 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 192.6 sq m / 2073 sq ft

⌋ Reduced headroom below 1.5 m / 5'0"

