

Pewleys.



Red Stream Cottage | Birtley Green | Bramley | Guildford | GU5 0LE

A most attractive and beautifully presented 3 bedroom, detached period cottage that has a stunning 22'11 ft sitting room, 16'7 ft family room and a newly fitted triple aspect 22'2 x 17'3 ft kitchen breakfast room.

- Charming detached period cottage
- 3 double bedrooms & family bathroom
- Fabulous 22'2ft kitchen/breakfast room
- Featuring 2 wood burning stoves
- Surrounded by open countryside



Property Description

A truly charming and well proportioned period cottage that has many character features throughout including a wonderful 22'11ft long beamed sitting room with a feature inglenook fireplace.

The current owners have carefully updated the property and have recently fitted a new kitchen with a number of stylish wall and base units, granite work surfaces, a deep butler sink, integrated fridge/freezer, range cooker with extractor fan above and a central island with breakfast bar. There is a dining area off the kitchen and a separate utility area.

Additionally, on the ground floor, there is a spacious family room with a wide feature bay window and wood burning stove. This room enjoys parquet flooring, the sitting room has exposed wooden floor boards and the kitchen benefits from stone tiles.

On the first floor there are 3 double bedrooms, two of which are double aspect and a family bathroom that has a roll top bath and more exposed character wood flooring.

Planning permission was previously granted to provide a 4th bedroom that has now lapsed.

The rear gardens have mainly been laid to lawn with a patio area directly behind the house and a selection of mature plants and flower beds on the borders that lead down to a decking area, ideal for entertaining. To the front of the property is a paved



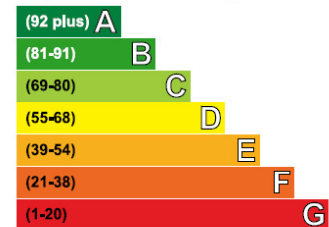


driveway and smaller garden. The property forms part of a small hamlet of similar period properties located on the outskirts of Bramley village.

Bramley village has a wide range of facilities including a butcher, greengrocer, 2 pubs, a library and post office. The village has its own infant school in addition to St Catherine's Girls School. Larger centres such as Guildford, Godalming and Cranleigh are easily reached as are several stations and some of the most glorious countryside. Guildford is a short distance away and has an extensive range of shopping and leisure facilities including the Yvonne Arnaud Theatre and the Surrey Sports Park. Guildford main line station provides a fast and regular rail service to London, Waterloo in c37 minutes.

Energy Efficiency Rating

Very energy efficient - lower running costs



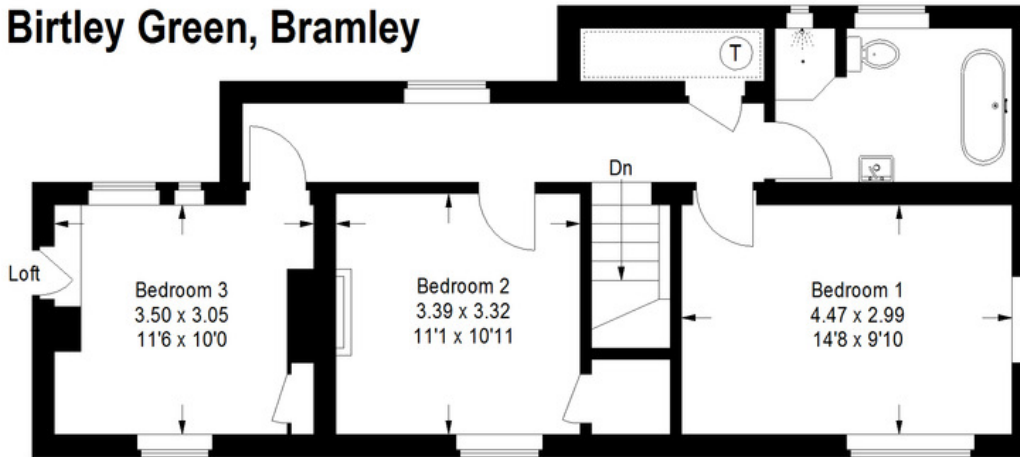
Not energy efficient - higher running costs

Current	Potential
	72
47	

Birtley Green, Bramley

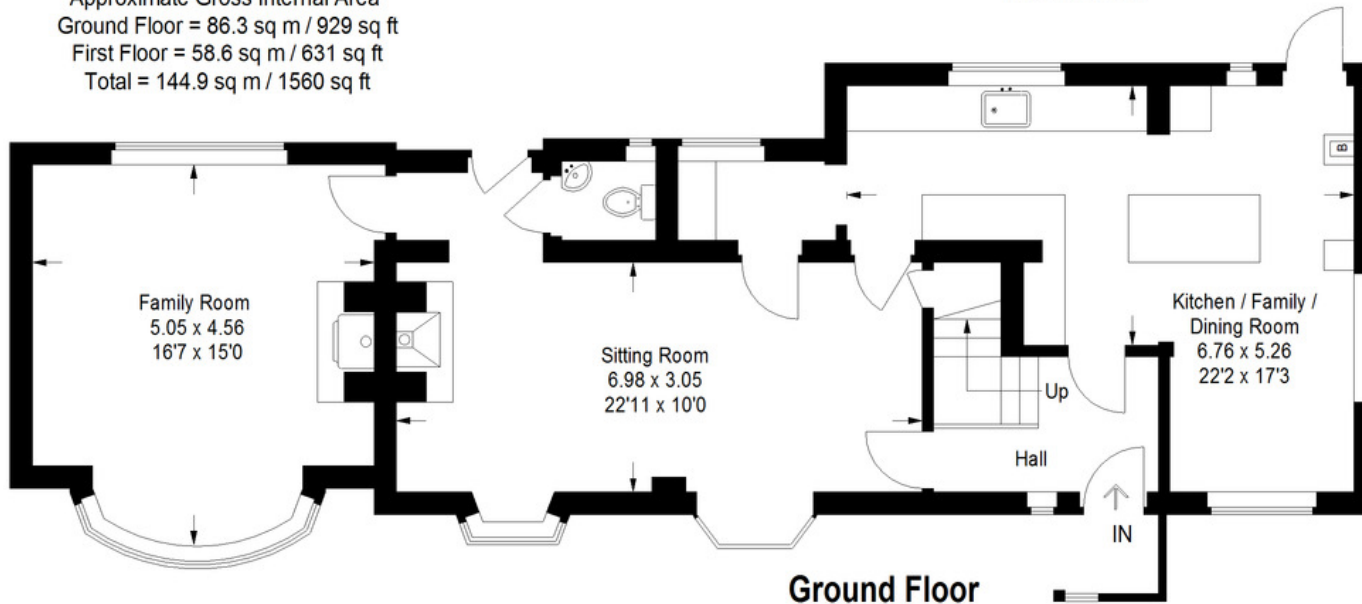


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



First Floor

Approximate Gross Internal Area
 Ground Floor = 86.3 sq m / 929 sq ft
 First Floor = 58.6 sq m / 631 sq ft
 Total = 144.9 sq m / 1560 sq ft



Ground Floor

Richmond House, Station Row,
 Shalford, Guildford, Surrey, GU4
 8BY

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