



Snowdenham Lane, Bramley, Guildford, Surrey GU5 0AT

 Chantries
& Pewleys





Property Description

Guide Price: £250,000

A charming one-bedroom fully refurbished period home, tucked away in an idyllic position surrounded by a collection of character properties, overlooking trees and the glorious Surrey countryside.

Old Shortlands is a charming period property located in an enviable position. Whilst the property has been significantly modernised within, the current owners have been careful to retain a character feel. The internal presentation is immaculate and of a high standard. The property comprises a spacious entrance hall, a 17ft open plan kitchen/living room with a feature fireplace, a modern bathroom, and one double bedroom.

Outside the pretty fenced garden and patio area provide a superb view of the characterful setting and trees beyond. An allocated parking space is conveniently located at the garden's end.

The village High Street is just a short walk away from Old Shortlands. Bramley enjoys a vibrant local community spirit along with its thriving High Street where a local butcher, grocer, supermarket, and post office can be found. There are two very popular pubs as well as a library and historic church. The village has regular bus links to Guildford, Godalming, and Cranleigh. There is an excellent selection of schools in the area in both the state and private sector including St.Catherine's School for Girls

The county town of Guildford is just 4 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, restaurants, and recreational activities. The modern Spectrum Leisure Centre caters to those for enjoy sports, whilst the theatres and Odeon cinema provide great entertainment.



Council tax: D; **Tenure:** freehold; **EPC rating:** C.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

