



2 Chestnut Rise
Birtley Road, Bramley, GU5 0EU
Asking Price: £695,000 Freehold

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ESTATE AGENT
Est. 1991

*** Contemporary 4 Bedroom House * 3 bathrooms (2 en-suites) * Elevated position with views ***
*** Outskirts of Bramley Village * High specification * Open plan kitchen/dining room * Off street parking ***
*** No onward chain * EPC Rating: B ***

Offered for sale with no chain.

A spacious, contemporary, semi-detached home built just 5 years ago to a high specification comprising; 4 Bedrooms, 3 bathrooms (2 en-suites) and a generous open plan kitchen/dining room opening into the living room. The accommodation extends to some 1725 sq ft over the three floors and has plenty of off street parking to the front and a low maintenance rear garden.

The property benefits from an elevated position with countryside views to the front whilst being just 0.5 mile from the village centre and under 5 miles from Guildford's bustling town centre and mainline train station. We highly recommend a viewing to fully appreciate the size and specification of this lovely modern home.

Please note: The photos used are from when the property was newly built prior to it being let out and so are for indicative purposes only.

Chestnut Rise is located within less than a mile of the centre of the village where there is a selection of shops providing day to day needs, two pubs, library and petrol station. The Downs Link cycle and walk way on the route of the old Guildford to Horsham railway is nearby ideal for recreational pursuits. The major town of Guildford with its historic High Street is within five miles providing an excellent choice of shopping and travel connections with a mainline station giving an excellent service to London Waterloo in 35 minutes. Schooling in the area is well catered for with both state and independent schools in the village.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Cloakroom~ Kitchen/Dining Room: 15' 4" x 12' 10" (4.68m x 3.90m) ~ Sitting Room: 20' 5" x 14' 8" (6.23m x 4.48m)

**First Floor: ~ Bedroom 3 with en-suite: 13' 2" x 12' 10" (4.01m x 3.91m) ~ Bedroom 2: 12' 9" x 10' 1" (3.89m x 3.07m)
Study/Bedroom 4: 11' 5" x 7' 3" (3.49m x 2.20m) ~ Bathroom**

Top Floor: Bedroom 1 with en-suite: 19' 2" x 13' 11" (5.85m x 4.25m)

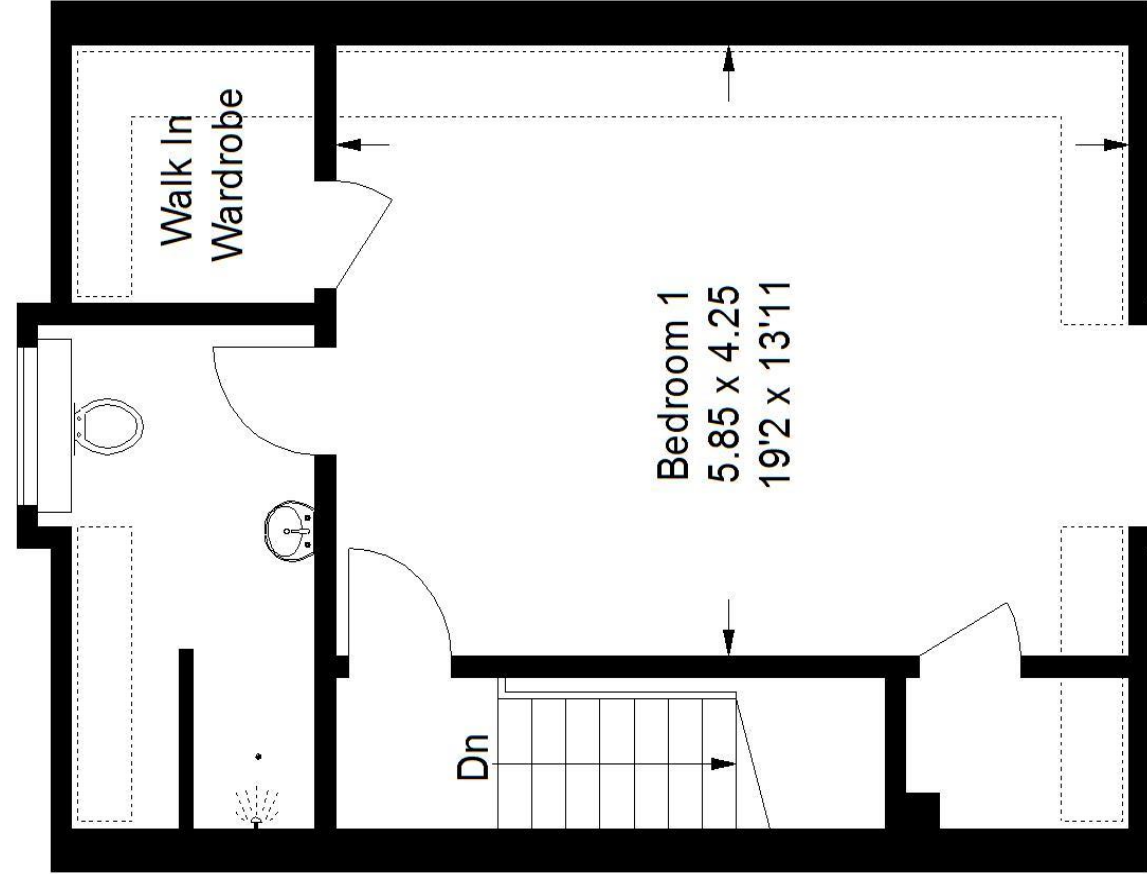
Outside: Parking to front ~ Low maintenance garden ~ Services: All mains services connected

Directions: Heading south from Guildford, proceed straight through the village. Continue for approx. half a mile from the village centre where Chestnut Rise will be found on the Right hand side.

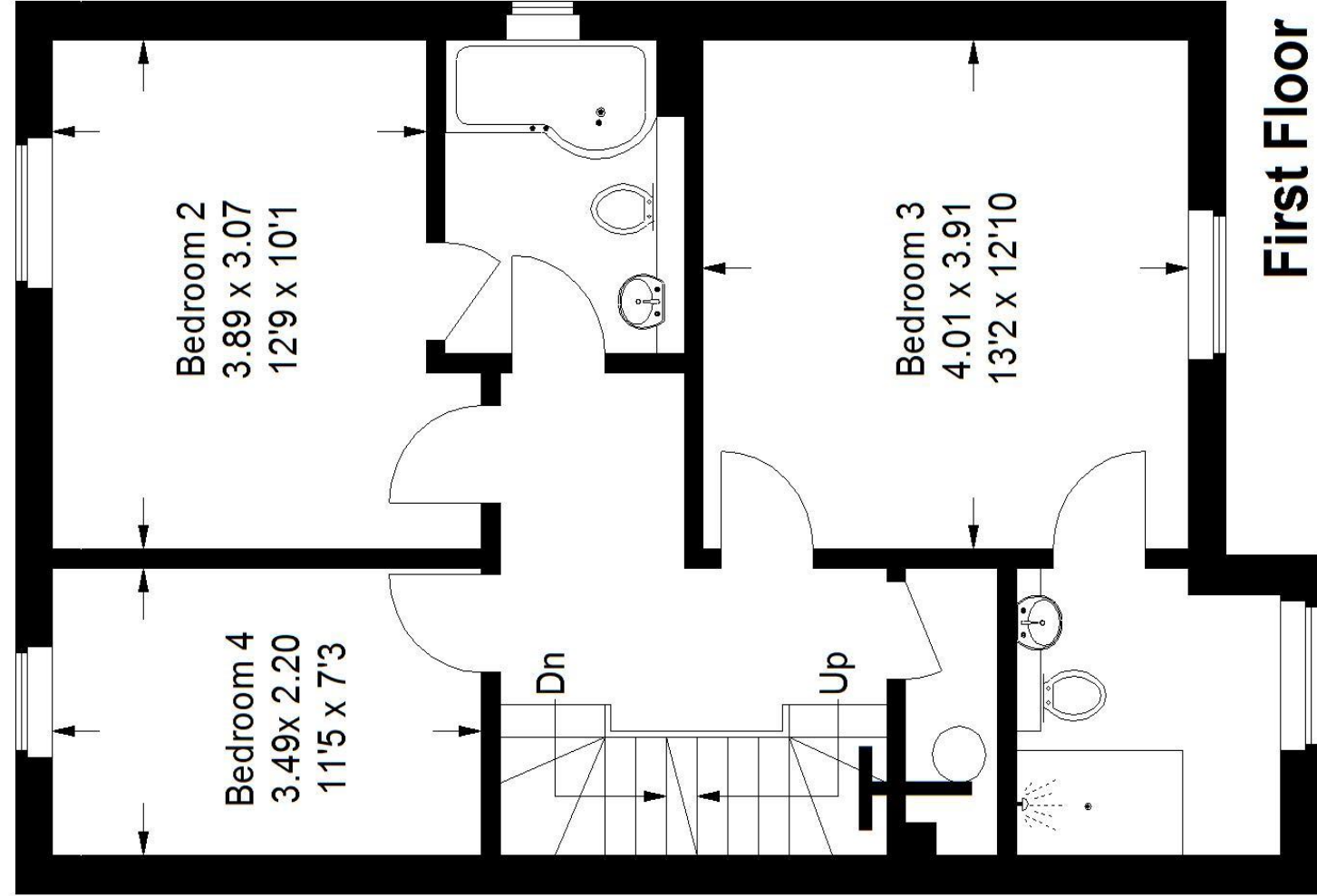
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. **Tax Band:** F

Chestnut Rise, Bramley



Second Floor




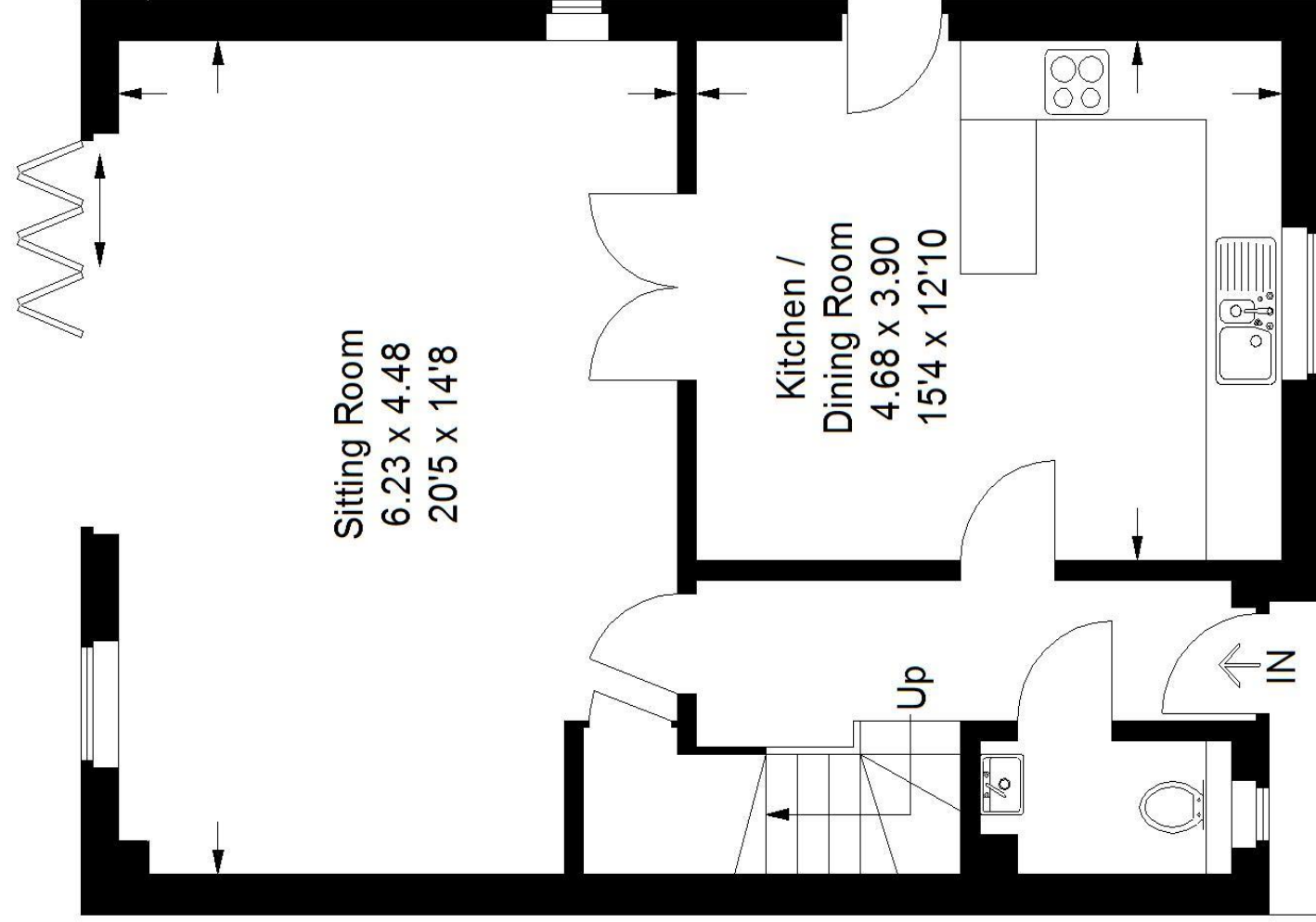
First Floor

Approximate Gross Internal Area
Ground Floor = 57.8 sq m / 622 sq ft
First Floor = 59.3 sq m / 638 sq ft
Second Floor = 43.2 sq m / 465 sq ft
Total = 160.3 sq m / 1725 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 on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

 = Reduced headroom below 1.5 m / 5'0



Ground Floor



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