



ST ANDREW'S COTTAGE,
Grafham, Bramley, Guildford, Surrey, GU5 0LJ

HILL CLEMENTS

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Conveniently situated adjoining Rushett Common between Bramley and Cranleigh with lovely rural views over fields to the Surrey Hills, an attractively presented and skilfully enlarged Victorian cottage set in a sunny secluded garden with adjoining paddock extending in all to about 1.13 acres.

4 DOUBLE BEDROOMS: 2 BATHROOMS: HALL: CLOAKROOM: CONSERVATORY/LIVING ROOM: DINING ROOM: STUDY: FAMILY ROOM: KITCHEN/BREAKFAST ROOM: GAS-FIRED CENTRAL HEATING: DOUBLE GLAZING: DOUBLE GARAGE WITH BOARDED LOFT ROOM: SHED: SECLUDED GARDEN OF ABOUT 0.33 ACRE: ADJOINING Paddock OF ABOUT 0.80 ACRE WITH FIELD SHELTER AND GATE TO COMMONLAND: IN ALL ABOUT 1.13 ACRES

Bramley village centre – 2.1 miles. Cranleigh – 3.5 miles. Guildford (Waterloo 38 minutes) – 5.2 miles. Godalming – 6 miles.

PRICE GUIDE: £875,000 FREEHOLD

Situation

Grafham is a small country hamlet of period cottages and farms conveniently situated just over two miles south of Bramley. St Andrew's Cottage stands in secluded grounds adjacent to the Grafham and Smithbrook cricket green with a gate providing direct access to Rushett Common. There are a number of footpaths and bridleways in the immediate area leading to the Downs Link long distance country path, the Greensand Way, Winterfold and the Hascombe Hills. Both Bramley and Cranleigh provide a good range of local shops and there are a number of popular schools in the vicinity, including St Catherine's in Bramley, Longacre Preparatory School in Shamley Green and Cranleigh School. For more comprehensive amenities, Guildford town centre is just over five miles and the main line station has a frequent commuter service to Waterloo in 38 minutes.

Description

St Andrew's Cottage is believed to date from the late Victorian period and is constructed with elevations of brick and clay tile hanging under a tiled roof. Over the last 14 years, the present owners have skilfully extended and upgraded the house in keeping with the original and the whole property is now extremely well presented throughout.

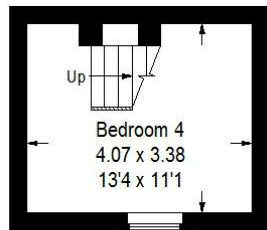
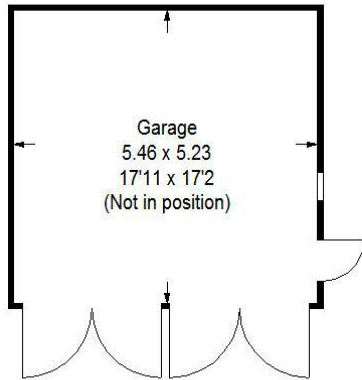
The interior still retains the charm and atmosphere of the period with high ceilings, ornamental cornices, dado rails, hardwood flooring and open fireplaces. At the rear of the house, there is a spacious conservatory/living room and a large well fitted kitchen/breakfast room with wide rural views over the paddock and fields to distant hills. On the first floor, there are three double bedrooms and two bathrooms, including a magnificent principal suite with a 27ft. triple aspect bedroom, also with superb views over the adjoining countryside.

Outside, the largely lawned and sunny garden provides complete seclusion and has a gate leading to a well fenced paddock with direct access to Rushett Common. At the front, a gravel driveway leads to a double garage with a boarded loft room with window.

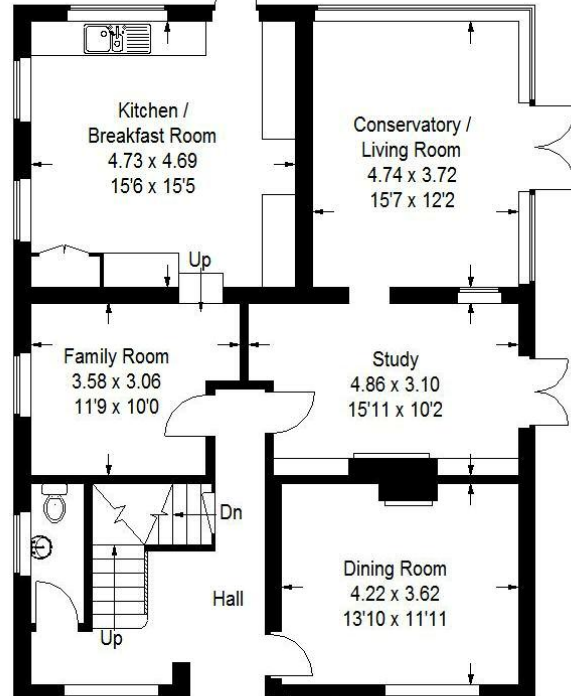
Directions

From Guildford, proceed south on the A281 Horsham road for three miles to the centre of Bramley. Continue straight on for a further two miles to a left hand turning signposted Cranleigh. Stay on the A281 for another 250/300 yards and St Andrew's Cottage will then be found on the left, immediately after passing the cricket green. (Post code: GU5 0LJ)

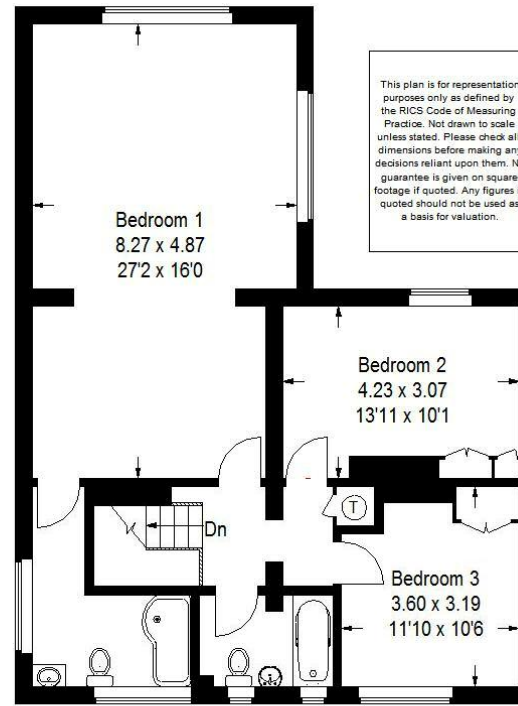
Approximate Gross Internal Area
 Basement = 14 sq m / 151 sq ft
 Ground Floor = 109 sq m / 1173 sq ft
 First Floor = 84 sq m / 904 sq ft
 Garage = 29 sq m / 312 sq ft
 Total = 236 sq m / 2540 sq ft



Basement

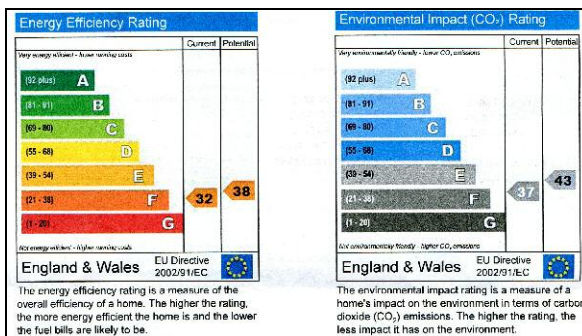
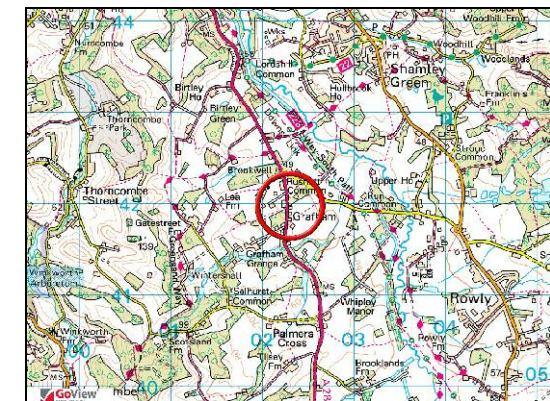
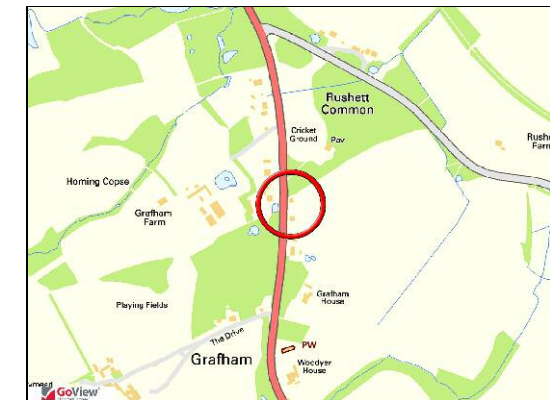
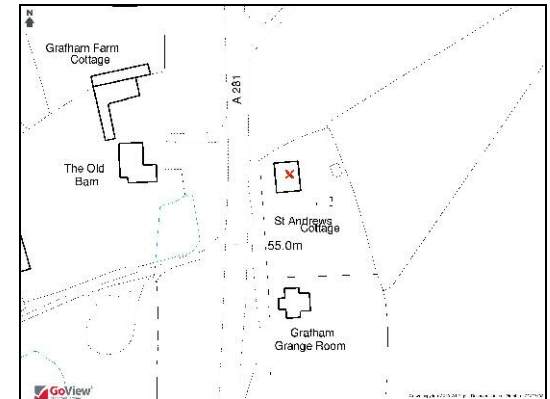


Ground Floor



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.



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT

