



HILL CLEMENTS
SALES AND LETTINGS

GUIDE PRICE

£1,250,000

4, Woodrough Copse
Guildford, GU5 0HH

In an elevated setting within a private close of eleven houses, backing onto woodland and within a short walk of all the village amenities – an attractive detached family house with practical accommodation, which has been remodelled and modernised to suit the needs of a modern family, with a secluded garden and lovely wooded backdrop

PROPERTY SUMMARY

Woodrough Copse is a private close of eleven houses situated just to the south of Bramley village and within a short level walk of all amenities. Bramley High Street offers two pubs, two small supermarkets, a library, restaurant, traditional Fish and Chip shop and a fine Butcher. St Catherine’s School is within the village and is a real draw to the locality, and there is also a traditional Village Infant School. Guildford is only 3.5 miles away with its historic High Street and excellent range of shops, restaurants and bars. Here the main line station provides a good commuter service to Waterloo in 38 minutes. Cranleigh is about five miles to the south with its flourishing High Street and popular Cranleigh School.



4



2



3







Woodlands was built in 1995 by local developers Crown Hall Estates with attractive part tile hung and part timbered elevations. The practical accommodation has been upgraded and re-designed incorporating a kitchen extension which utilises part of the garage to create a much larger and more practical area, which also leads into the dining room, and forms the heart of the house. On the first floor there are four bedrooms and two bathrooms, with an excellent main suite with a dressing area and a large re fitted bathroom. There are three reception rooms and a cloakroom on the ground floor along with the kitchen and dining areas and a utility room which leads into the garage. The mature garden is carefully landscaped with a terrace area adjoining the house and steps lead up to a level lawn with a gate to a wooded area, which in turn has a gate to a woodland footpath, ideal for dog walking. In all the garden extends to approximately 0.25 acres.







Bramley High Street, shops and pubs - 0.3 mile

St Catherine's School - 0.6 mile

Bramley Infant School - 0.1 mile

Guildford High Street and main line station - 3.75 miles

Cranleigh - 5 miles

Godalming College - 4.2 miles

Charterhouse - 5 miles

Priorsfield School - 5.8 miles



DIRECTIONS

From Guildford take the A281 Horsham Road out of town and continue through Shalford village and on to Bramley. Proceed through the village, passing the shops and after passing the village school on the right, turn immediately right into Woodrough Copse. Carry on to the top of the drive and number 4 will be found straight ahead.



LOCAL AUTHORITY

Waverley

TENURE

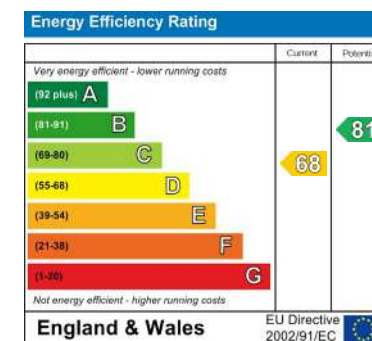
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COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements