



OLD KILDALLON

Bramley, Guildford, GU5 0AL



HILL CLEMENTS

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Links Road, Bramley, Guildford, Surrey, GU5 0AL



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In a highly regarded private road and backing south west overlooking the Bramley Golf Course – a character family house on the market for the first time in 40 years, set in a delightful and sunny 0.27 acre garden with indoor swimming pool, conveniently located for Bramley village and Guildford.

- 5/6 BEDROOMS
- 3 BATHROOMS (1 EN SUITE)
- RECEPTION HALL
- SITTING ROOM
- FAMILY ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GAMES ROOM & HOME OFFICE
- INTEGRAL GARAGE
- 0.27 ACRE SOUTH WEST FACING GARDEN
- INDOOR SWIMMING POOL

Bramley village – 0.5 mile

Guildford (Waterloo 38 mins) – 2.5 miles

The Location

Old Kildallon backs on to Bramley Golf Course and has a delightful south westerly aspect and views over the golf course from the upper floors and a gate leading directly on to the putting green. Links Road is conveniently situated just to the north of Bramley Village, close to the cricket green on Gosden Common and only 2.5 miles from Guildford. The village itself offers good local shops including a fine butcher, two small supermarkets, library and two local pubs. The local village school is rated outstanding by Ofsted and the highly respected St Catherine's School for Girls is also situated within the village. Guildford is easily accessible with its historic High Street and excellent shops, restaurants and bars and there are many highly regarded schools in and around the town.

For commuters the main line station is about three miles, with a fast service to Waterloo in 38 minutes, and is accessible via a nearby cycle path. Farncombe station is within an easy drive. A bus stop is a short walk away with a regular service into Guildford.

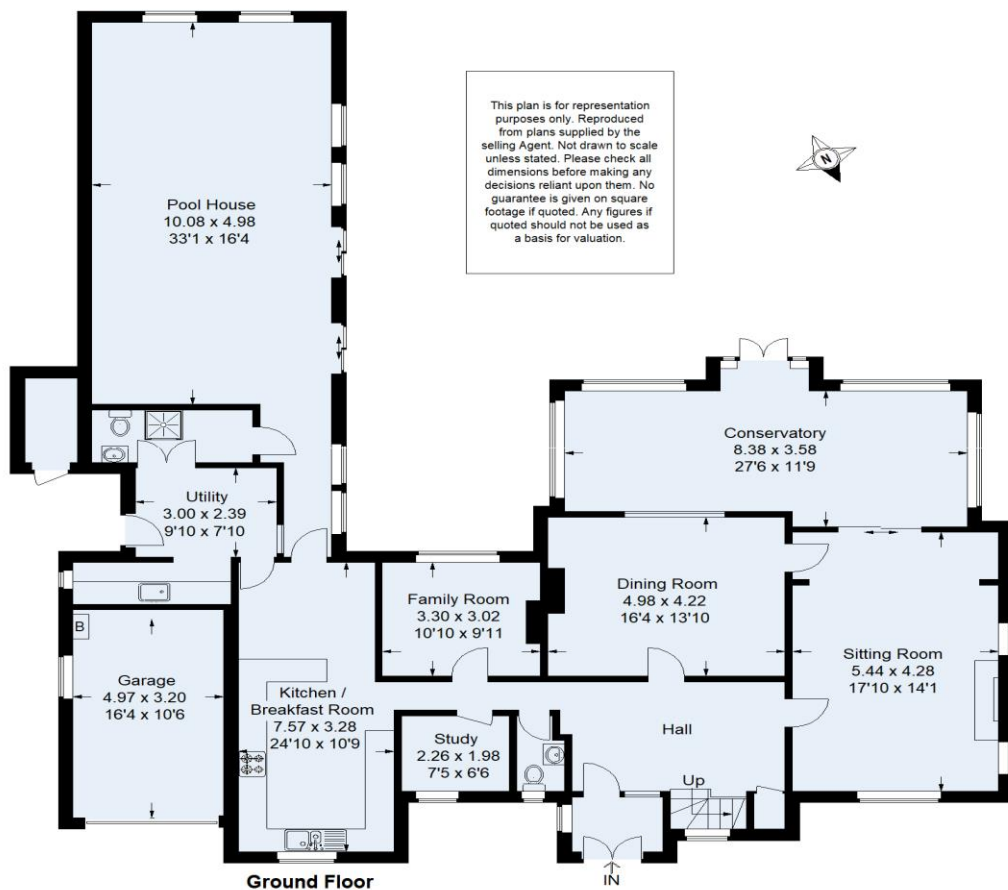
The Property

Old Kildallon is an attractive family house of character which has been extended over the years to provide spacious and flexible accommodation which is light and sunny throughout. There are six bedrooms and three bathrooms on the first floor and two well proportioned reception rooms on the ground floor along with a family room and conservatory. The loft was converted in 1995 and provides a useful home office and games room. Outside, there is ample parking and an integral garage. The garden is a lovely feature of the property and has been well maintained to provide spacious terraced areas ideal for entertaining as well as an indoor swimming pool.

Directions

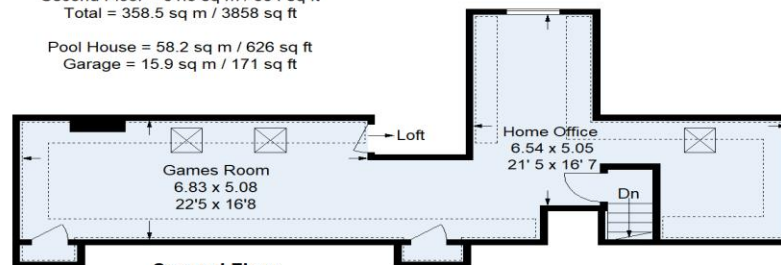
From Guildford's one way system take the A281 Horsham Road out of town and proceed through Shalford village and on towards Bramley. Just after the turning to Foxburrow Hill Road on the right, and before reaching the cricket green on the left, turn right into the entrance to Bramley Golf Club. Turn left at the crossroads into Links Road and Old Kildallon will be found roughly half way down on the right-hand side.





Approximate Gross Internal Area
(Estimated from un-scaled drawings)
Ground Floor = 168.8 sq m / 1817 sq ft
First Floor = 138.2 sq m / 1487 sq ft
Second Floor = 51.5 sq m / 554 sq ft
Total = 358.5 sq m / 3858 sq ft

Pool House = 58.2 sq m / 626 sq ft
Garage = 15.9 sq m / 171 sq ft



□ = Reduced headroom below 1.5 m / 5'0"

