



THE LAURELS

High Street, Bramley, Guildford, Surrey, GU5 0HS

HILL CLEMENTS

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In the heart of Bramley village and within 100 metres of all its amenities – a large Victorian family house with well proportioned rooms, high ceilings and sash windows and 190' rear garden

5 BEDROOMS: 2 BATHROOMS (1 EN SUITE): ENTRANCE HALL: CLOAKROOM: DRAWING ROOM: SITTING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: UTILITY: TWO ROOMED CELLAR: GAS CENTRAL HEATING: OFF STREET PARKING FOR TWO CARS: 190' REAR GARDEN

Guildford (Waterloo 38 mins) – 3 miles

PRICE GUIDE: £825,000 FREEHOLD

Situation The Laurels is situated in the heart of Bramley village and within a short level walk of all its amenities. Within the village there are two small super markets, two pubs, two restaurants, two churches, a library and an Infant School. The very popular St Catherines school for girls is also in the village. Guildford is only three miles away with its excellent shopping and numerous restaurants and bars and the main line station has a fast service to Waterloo in 38 minutes.

Description The Laurels is an attractive detached Victorian family house with light and airy accommodation benefitting from high ceilings, bay windows with sashes, pine floors and ornate fireplaces, all typical of the period. The ground floor accommodation comprises a large entrance hall, off which are two fine reception rooms with bays to the front. There is a cloakroom and utility and, at the rear of the house, there is a large kitchen/breakfast room and dining room. Two staircases lead to the first floor where there are five bedrooms and two bathrooms, one of which is en suite. A cellar is accessed via the kitchen area.

Outside There is a parking area for two cars at the front of The Laurels and a pathway to the side of the house leads to the rear garden. Here a patio area adjoins the house and leads onto a long lawned garden with flower and shrub beds. One boundary is walled and the other fenced. At the far end there is a brick built office and a garden shed. The rear garden extends to approximately 190' in length.

Directions From Guildford take the A281 Horsham Road and continue through Shalford and on to Bramley. Carry straight on at the mini roundabout into the High Street and continue past the shops and the library. The Laurels will then be found on the left, after Bramley Garage and before the road bends left.

Note: There is current planning permission for extensions and alterations to The Laurels WA/2009/0403, which will expire in May 2012, and a loft conversion WA/2009/1292 which will also expire later.

