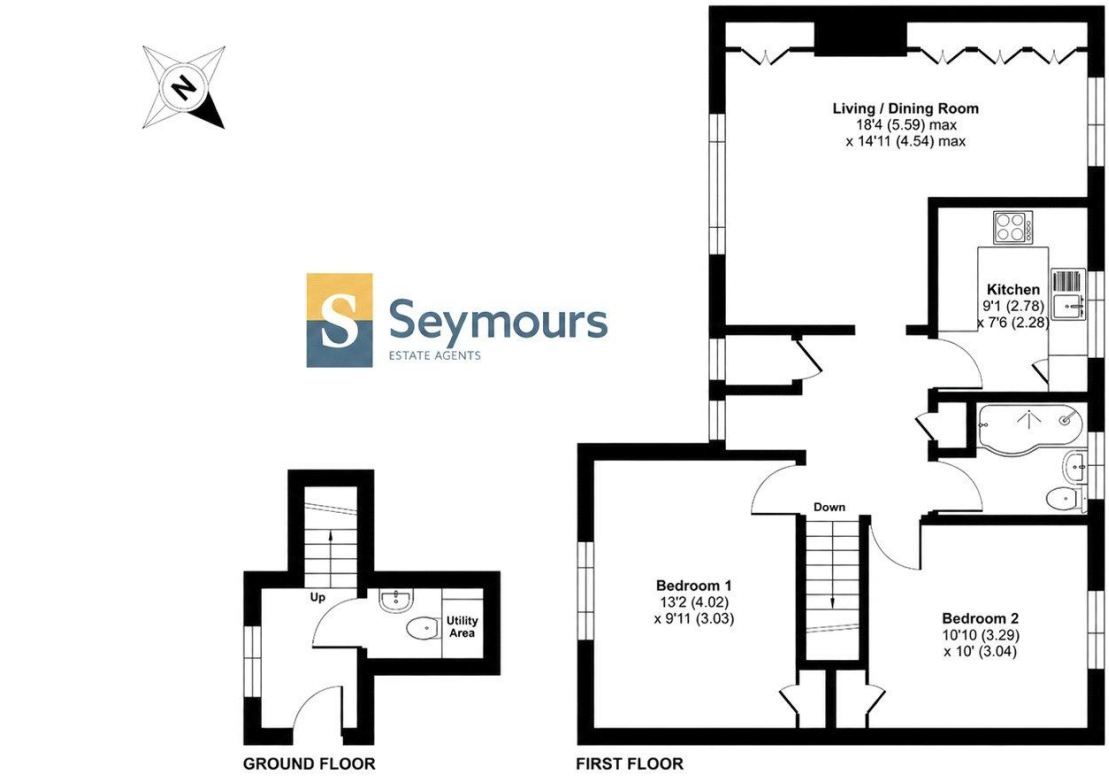


Birtley Road, Bramley, Guildford, GU5

Approximate Area = 767 sq ft / 71.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1271822



22 Hurst Hill Cottages
Birtley Road, Bramley, GU5 0JG

£340,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 767 sq. ft
- Shalford 2.2 miles
- Maisonette
- Private generous garden
- Beautifully-presented
- Sought-after Village location
- Excellent transport links
- Within easy reach of Guildford town centre
- Nearby walking routes
- On street parking

This charming two bedroom maisonette is presented in excellent order throughout and enjoys a wonderful setting in the heart of Bramley, with attractive woodland surroundings and a beautifully maintained private rear garden. The property benefits from its own private entrance door leading into an entrance porch with cloakroom and utility area, providing a practical and welcoming introduction to the home.

The accommodation is arranged over the first floor and comprises a welcoming landing leading through to the impressive dual aspect sitting and dining room, offering ample space for both relaxing and entertaining. The room is full of character with exposed floorboards, fitted cabinets and a feature fireplace, whilst enjoying pleasant views over the surrounding greenery. The kitchen has been thoughtfully fitted with a range of shaker style units, wooden worktops and integrated appliances, creating a stylish yet practical space.

There are two well-proportioned bedrooms, both enjoying attractive outlooks, together with a modern family bathroom fitted with a white suite and shower over bath.

A particular feature of the property is the generous private rear garden, which is rarely found with a maisonette and provides an exceptional amount of outdoor space. Beautifully landscaped and enjoying a high degree of privacy, the garden features a paved terrace ideal for outdoor dining, an expanse of lawn bordered by mature planting, and further seating areas positioned to make the most of the peaceful setting, all backing onto attractive woodland.

Birtley Road is situated in the highly sought after village of Bramley, which offers an excellent selection of local shops, cafes, pubs and everyday amenities, together with well-regarded schools and convenient access to Guildford town centre. Surrounded by beautiful countryside and nearby walking routes, Bramley provides the perfect balance of village charm and accessibility.

Length of lease: 89 years remaining
Service charge: £56.00 PA
Ground rent: £10.00 PA
Building insurance: £200.00 PA

Transport Links

Shalford 2.2 miles
Chilworth 2.3 miles

Council tax band: Tax band C
Local authority: Waverley Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Landscaped private garden

