



Barton House, Barton Road, Bramley, Surrey
GU5 0EB
Price £950,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

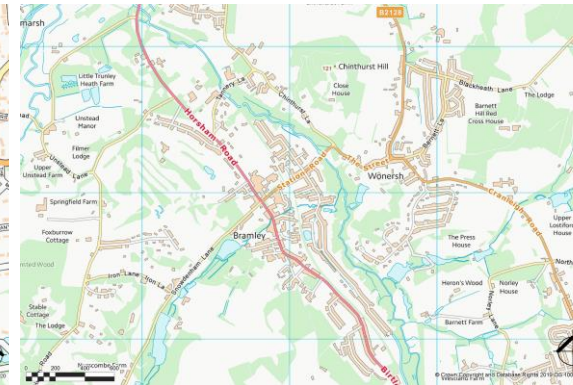
An extremely spacious detached house which has been recently extended & completely refurbished to an exceptionally high standard & now offers ground floor accommodation comprising a good size sitting room with feature log burner, superbly fitted kitchen/breakfast room open plan to a large family room, both with access to the rear garden, separate utility room & wc. The 1st floor boasts 2 double bedrooms (one with a walk-in dressing area) & a bathroom with bath & large walk-in shower. The 2nd floor offers 2 further double bedrooms & a bathroom with bath with wall mounted shower. To the front of the property, an area of off-street parking leads through a secure gate to a good size lawned garden, & there is a further courtyard to the rear. Located in a quiet road within walking distance of St Catherines School & Bramley village, which offers all your day to day amenities. No onward chain. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction on to Upper Street, then left on to the A25 towards Guildford. Turn left on to the A248 towards Albury & Chilworth. Continue straight through the villages of Albury & Chilworth until you reach a T-junction. Turn left towards Wonersh. At the triangle junction in Wonersh village (marked by the Pepperpot), turn right towards Bramley, following the road round to the left over the stream, Barton Road is the second road on the left. Continue down there for 50 yards, and turn right again into a continuation of Barton Road, where you will find Barton House on your left.

Situation :

Situated in the heart of Bramley village, within a short walk of numerous local shops including 2 general stores, a library, cafe, pub, restaurants etc. providing easy access to excellent local schools, walks, bike rides etc. & within 2 miles of Shalford station, & 3 miles of Guildford town centre & mainline station.

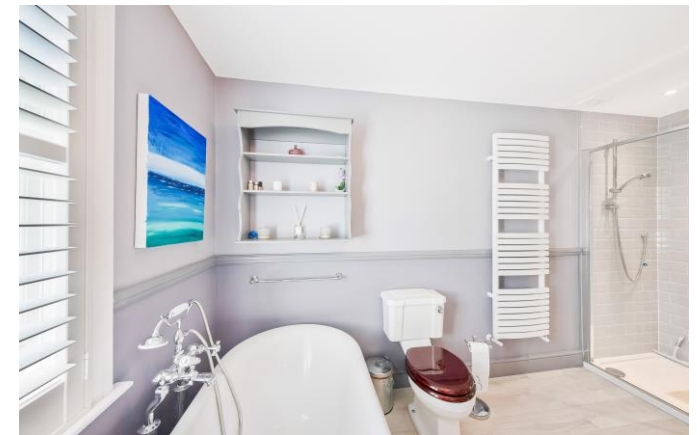


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
90-100	A	80-100	A
80-90	B	60-80	B
70-80	C	40-60	C
60-70	D	20-40	D
50-60	E	10-20	E
40-50	F	0-10	F
30-40	G	0-10	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

Council Tax - Waverley Council - Band F - £3220.95 per annum (2023-2024)

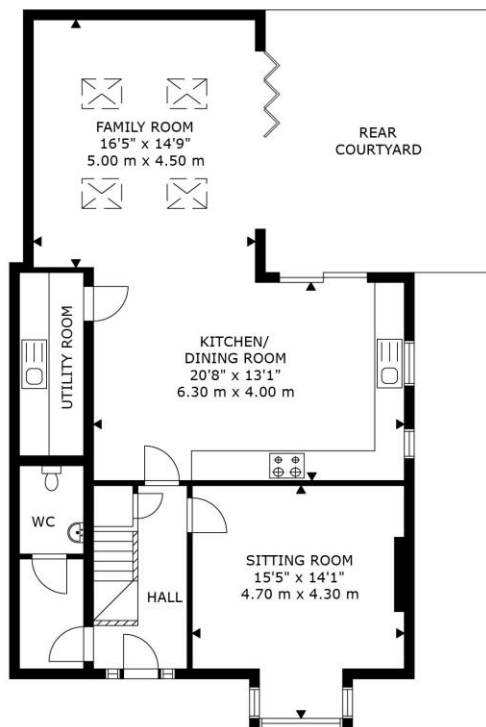
All Mains Services

Your Local Independent Estate Agent

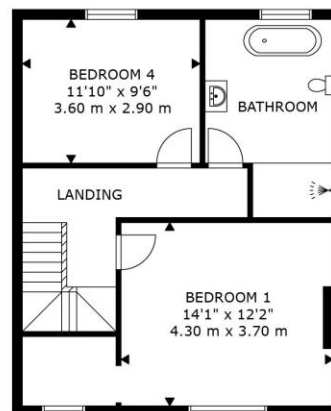


Please call 01483 205150 to arrange a viewing

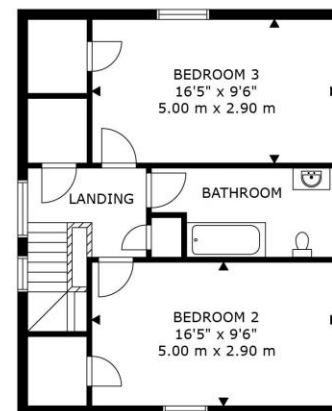
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 926 sq ft, 86m²
FIRST FLOOR: 527 sq ft, 49m²
SECOND FLOOR: 527 sq ft, 49m²
TOTAL: 1980 sq ft, 184 m²

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm