



A four bedroom semi detached cottage set in a very popular location close to Bramley village centre

**Nursecombe Cottages, Snowdenham Lane, Bramley, Guildford, GU5**

£3,500 pcm plus fees apply, Unfurnished  
Available from 19.06.2020

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Three reception rooms • Kitchen/breakfast room • Four bedrooms • Two bathrooms • Double garage • South facing rear garden

### Local Information

Just South of Guildford, Bramley has managed, over the decades, to retain its own unique character and sense of community. In the best village tradition, Bramley includes local shops, a bank, post office, church, a library and two traditional pubs. The surrounding countryside has been designated an Area of Outstanding Natural Beauty and is ideal for the walking and riding enthusiast. For the sporting, Bramley Golf Club is highly regarded, and Bramley is also home to a tennis club, cricket team and bowls club. The towns of Guildford and Godalming are close at hand with their more extensive range of High Street shops, supermarkets, restaurants and fitness centres. There are a good selection of schools in the area, including St Catherine's School, Cranleigh School, and Charterhouse at Godalming. There are also good road connections from Bramley, with the nearby A3 providing access to London, the M25 and the south coast, whilst rail links are available at Guildford or Godalming.

### About this property

**\*\*VIDEO TOUR AVAILABLE\*\***

Set within the heart of the pretty village of Bramley is this enchanting period cottage set over four floors. The property has a good balance of character with

modern day living designed for the 21st century, with underfloor heating throughout the ground floor and bathrooms, CAT 5 wiring and use of a widescreen television. Another appealing feature of the property is the pretty garden that enjoys a wonderful south facing aspect, adjoining fields to the rear. Accommodation comprises: sitting room with porcelain wood effect flooring with underfloor heating, spacious & light dining/family room again with porcelain floor and underfloor heating, fully fitted kitchen with the latest equipment, converted cellar room including utility area and study/snug, cloakroom, principal bedroom with far reaching views over countryside, en suite bath and shower room with dressing area and built in wardrobes, 3 further bedrooms (2 double), family bathroom, pretty garden with decking area, double garage and further off street parking.

### Furnishing

Unfurnished

### Local Authority

Waverley Borough Council,  
Godalming  
Council Tax Band = G

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied









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Gross Internal Area 0 sq ft, m<sup>2</sup>

Outbuildings FILL IN

Cellar FILL IN

Garage FILL IN

Total FILL IN



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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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