



Pimms Row Cottages 49 Burpham Lane, Guildford GU4 7LX



COLLINS
Independent Estate Agent





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£635,000

Freehold

Re-avaliab - A pretty characterful cottage of surprising proportions featuring delightful gardens, parking and a good sized garage in the popular village of Burpham. The property is spacious and is not listed which has allowed alterations and additions to be made easily. This good sized family house not only enjoys character but also a generous modern living space on both floors, especially to the large oak kitchen dining area with a natural slate floor that adjoins a dining area overlooking the terrace and garden. In addition the sitting room is also well proportioned with a log burner and a stone hearth. The property is double glazed throughout and also has a gas central heating system to radiators. The bedrooms are all doubles with particular note being made to the main which has been enlarged with the dormer creation. There is plentiful storage and also a refitted bath/shower room as well as a cloakroom downstairs. The garden is simply stunning being tiered with a terrace that is surrounded by a variety of beds and borders and a raised level lawn to a productive vegetable plot and an attractive insulated summer house and shed. The garden is partly walled and a gate gives access to the rear log store, large garage and parking for 2 vehicles.



- Pretty period cottage
- 3 bedrooms and two reception rooms
- Oak fitted kitchen and cloakroom
- Lovely gardens to front and rear
- Detached large garage and parking
- Bathroom/shower room
- Insulated Summer house with power
- Good sized rooms
- EPC - D





Re available - Pimms Row Cottages is about 2 miles to the Upper High Street at Guildford and under 0.5 miles to Burpham Parade local shops. The area is served by a Sainsburys and Aldi at Burpham as well as several first class schools for all ages including the George Abbot Secondary School and Burpham Primary. Burpham is also very lucky to have a junction off the A3 giving easy access to the motorway networks. Nearby is a popular recreation ground at Sutherland Memorial Park.



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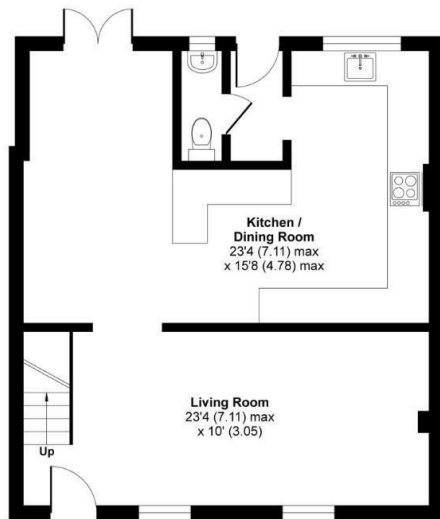
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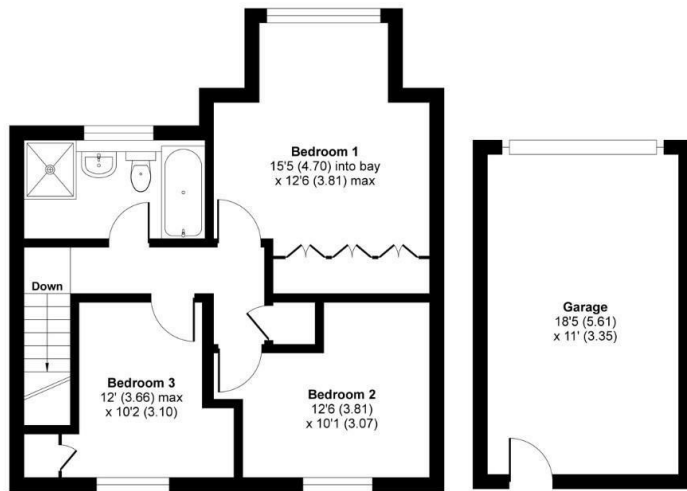


Approximate Area = 1325 sq ft / 123 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 643128



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