

Pewleys.



Swevenings | 65 Linersh Wood | Bramley | Guildford | GU5 0EF

A 4 bedroom, 3 reception, 2311 sq ft family home set within mature gardens and enjoying a wide frontage within the desirable Linersh Wood area in Bramley.

- 4 bedrooms, 3 receptions
- Mature gardens with good privacy
- Wide frontage
- Scope to enlarge within existing footprint, subject to usual consents



Property Description

Set behind a wide frontage within this desirable tree lined, no through road. Swevenings is a deceptively large 4 bedroom family home that has adaptable accommodation with tremendous scope to internally alter, to create more accommodation, subject to usual planning consents. This wisteria clad property is set back from the road behind a mature laurel hedge with a wide driveway and enjoys a high degree of privacy. Features include a double aspect 23'7" sitting room and a 20' kitchen/dining room. This room overlooks the mature rear gardens and opens up into a very useful triple aspect family/playroom with casement door to a rear loggia area and in turn, the rear gardens. There is also a 12' study, separate utility room and a downstairs shower and wc. The garage is integral and could easily be incorporated as further accommodation, subject to usual planning consents. Upstairs there are 4 bedrooms including a wonderful double aspect 19'4" x 18'6" max principal bedroom with many useful eaves storage areas. Off the landing is the family bathroom. Outside, the rear gardens are very mature with a good level of privacy laid mainly to lawn with mature bushes and a patio area set in front of a useful garden room.

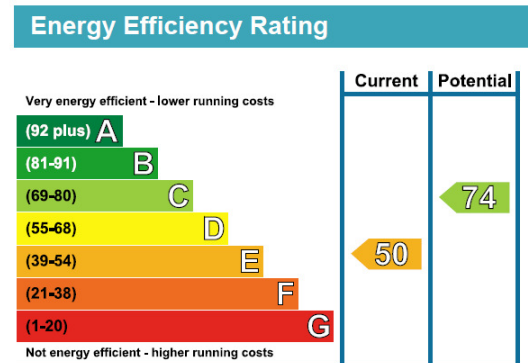


The house is ideally located approximately 0.5 miles from Bramley village centre, which has 2 supermarkets, a butchers, greengrocers, cafe, library and local retail shops.

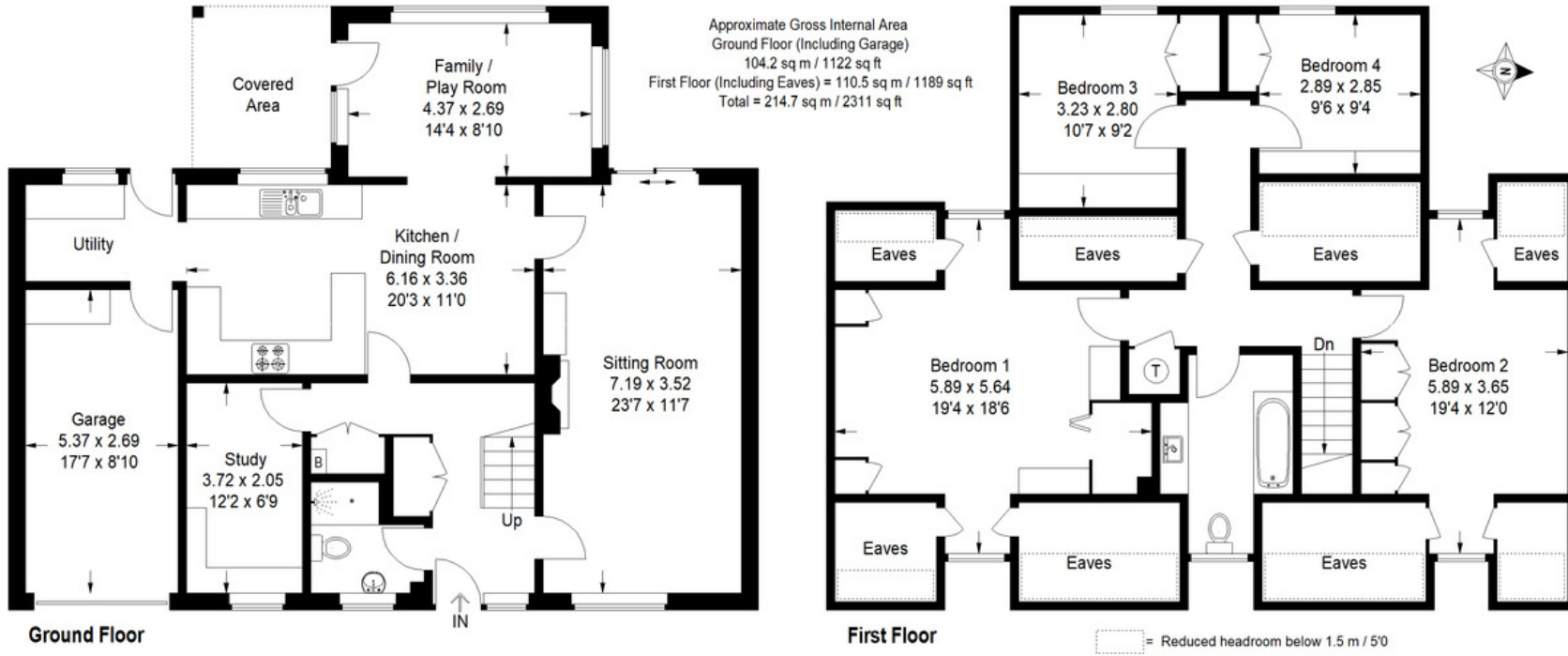


The village has regular bus links into Guildford, Godalming and Cranleigh. There is an excellent selection of schools in the area in both the state and private sectors, including St.Catherine's School for Girls in Bramley. Surrounding the area is some of the most breathtaking countryside with the Surrey Hills classed as an Area of Outstanding Natural Beauty.

The historic town of Guildford with its famous cobbled High Street is only about 4 miles away and provides an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 railway stations in Guildford and from the main station there is a regular and fast service to London Waterloo taking approximately 37 minutes. The A3 is easily reached for access to the M25 and the wider motorway network. London, the south coast, Heathrow and Gatwick airports are all within an hour's drive.



Linersh Wood, Bramley



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Richmond House, Station Row, Shalford
 Guildford, Surrey, GU4 8BY

www.pewleys.co.uk
 01483 304344
 info@pewleys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and, whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Pewleys.