A spacious two bedroom second floor apartment in mature landscaped grounds with a swimming pavilion.

12 Bramley Grange, Horsham Road, Bramley, Surrey GU5 0ES
12 Bramley Grange

Entrance/dining hall • fitted kitchen • sitting room • master bedroom with en-suite and fitted wardrobes • second bedroom with fitted wardrobes • bathroom with bath and walk in shower • secure underground parking

£525,000 Leasehold

Bramley Grange, completed in 2004, is set in five acres of mature gardens and just 100 yards from the high street of the pretty village of Bramley. There are 18 apartments and four houses providing generous, flexible living space. Owners and their guests have exclusive use of the swimming pavilion.

Bramley borders an area of outstanding natural beauty and is itself a most attractive village with a good number of shops, library and post office. There are churches of most denominations.

Good road communications. Guildford and Godalming are both about three miles away. There is a station at nearby Shalford and an excellent bus service to Guildford.

Secure private garaging with private storage cage.

Services include an Estate Manager, maintenance of the grounds and personal alarm systems.

999 year lease (from 1984), peppercorn ground rent and 55+ age covenant.

For viewings please contact the Estate Managers 01483 893775
The Property

No.12 is a spacious two bedroom, second floor apartment with lovely views across the gardens. It is extremely well laid out with the larger than average master bedroom having an en-suite shower room and plenty of fitted wardrobes and cupboards. The second double bedroom also has fitted wardrobes and the bathroom has a shower cubicle and separate bath.

The large entrance/dining hall has a roof-light and glazed doors leading to the sitting room which has a feature fireplace and dormer windows. The fully fitted kitchen has a range of modern floor and wall units, granite worktops and built-in appliances.

Secure underground parking is available and the property is being sold with no onward chain.

Directions to Bramley Grange

From Guildford take the A281 south through Shalford and on to Bramley. Pass Foxburrow Hill Road on your right and then the turning to Bramley Golf Course. Continue down the Horsham Road passing Clockhouse Lane on your right.

The next turning on the right is into Bramley Grange, just before the mini roundabout.
Bramley Grange

Set in five acres of mature landscaped gardens on the site of a former hotel, there are eighteen spacious two-bedroom apartments and four three-bedroom cottages at Bramley Grange, built for The Beechcroft Trust in 2004. The ground-floor apartments and all the cottages have stylish conservatories and those on the first floor have balconies overlooking the beautiful gardens. There is a splendid indoor swimming pool, exclusively for the use of owners and their guests, and underground private parking. An Estate Manager is available to provide assistance if needed. An annual service charge provides for maintenance of the buildings, window cleaning, gardening, insurance and a personal emergency alarm system in all properties.

Location
Bramley High Street is just 100 yards away from the Grange and has shops and services for everyday requirements: a service station, grocer, pharmacy, library, and post office, as well as several other independent retailers and a classic car showroom. There are a number of good pubs and restaurants in the village. Bramley is in a Conservation Area and has many fine buildings. It is one of a cluster of picturesque villages that developed along the River Tillingbourne and is designated as an Area of Outstanding Natural Beauty. Leisure pursuits are well provided for with a number of clubs and societies, from beekeeping to local history. Bramley Golf Club’s superb parkland course is nearby, while the Guinness Book of Records notes the local cricket club’s decision in 1745 to be the first ground in England to host an all-women’s match. Guildford and Godalming are both just three miles distant and have excellent shops, markets, art galleries, theatres, and leisure and sports centres.

Further afield
Bramley is on the A281 Guildford to Horsham Road, and local bus services go to many surrounding towns and villages. The M3 and M4 motorways are within a short distance and the A31 links Guildford to mid-Dorset. Shalford station, 5 minutes from Bramley, has regular trains to London Waterloo (50 minutes) and Portsmouth (90 minutes). Heathrow and Gatwick airports are both less than an hour’s drive away.