



WISTERIA HOUSE

Mill Lane, Bramley, GU5 0HW

PRICE GUIDE:

£1,350,000 Freehold



HILL CLEMENTS

WISTERIA HOUSE

Mill Lane, Bramley, Guildford, Surrey GU5 0HW



HILL CLEMENTS

www.hillclements.com

01483 300 300

6 Quarry Street, Guildford, Surrey, GU1 3UR
info@hillclements.com

Tucked away down a single-track lane, away from traffic, yet in the centre of Bramley – a detached family house, completed in 2022, with light and practical family orientated accommodation, set within a mature garden

- 4 BEDROOMS
- 3 BATH/SHOWER ROOMS
- WIDE ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- MATURE TRANQUIL GARDEN
- COUNCIL TAX BAND G (£3,716.49) 23/24
- EPC - B

Bramley High Street and St Catherine's School – short walk
Guildford (Waterloo 38 mins) – 3 miles

The Location

Wisteria House is tucked away almost at the end of single-track, no-through lane, in a very quiet and rural atmosphere, in the heart of Bramley. There are lovely rural walks on the doorstep yet all the amenities of the High Street are available at the beginning of the lane. Here there are two small supermarkets, a library, two pubs, a butcher, grocer, coffee shop, travel agent, an Indian restaurant, Chinese take away and a fish & chip shop. There are many highly regarded schools within easy reach, including St Catherine's and Bramley Infant School in the village, Cranleigh School, Priorsfield, Charterhouse, and all of Guildford's excellent schools. Guildford, with its historic High Street and excellent shops, restaurants and bars, is only three miles and here the main line station provides a commuter service to Waterloo in 38 minutes.

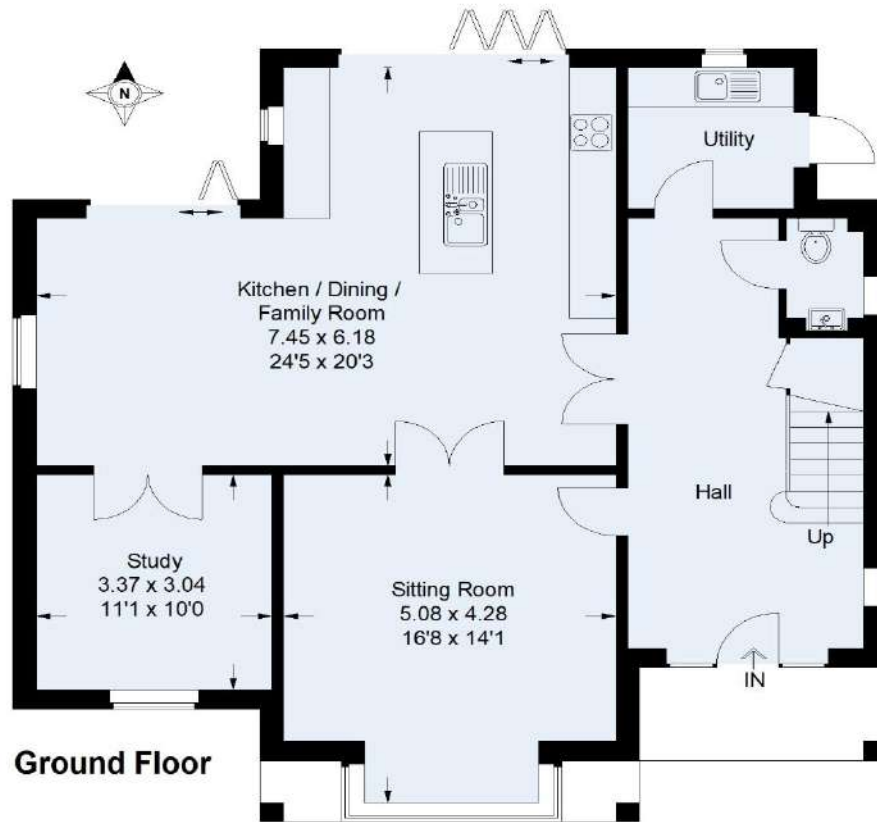
The Property

Wisteria House is an attractive detached family house, built to a high specification in a garden plot in 2022, and is therefore very much an "as new" property. Designed by a local architect and built by local builders, the house fits very well with the local architectural styles and street scene, with a timbered and rendered front elevation and a more contemporary rear with extensive glass areas, including bi-fold doors and a Juliet balcony. There are four bedrooms on the first floor, the principal of which has an en suite bathroom and dressing room and the second also has an en suite shower room. On the ground floor there is a wide entrance hall with cloakroom and utility off and a sitting room and study at the front with the large kitchen/dining/family room at the rear, forming the heart of the house, with two sets of wide bi-fold doors leading out to a large entertaining terrace with steps down to the lawned garden. At the front there is a wide graveled driveway with ample parking and turning areas and access either side of the house leads to the rear garden which has a lovely rural and tranquil atmosphere, with a wooded backdrop.

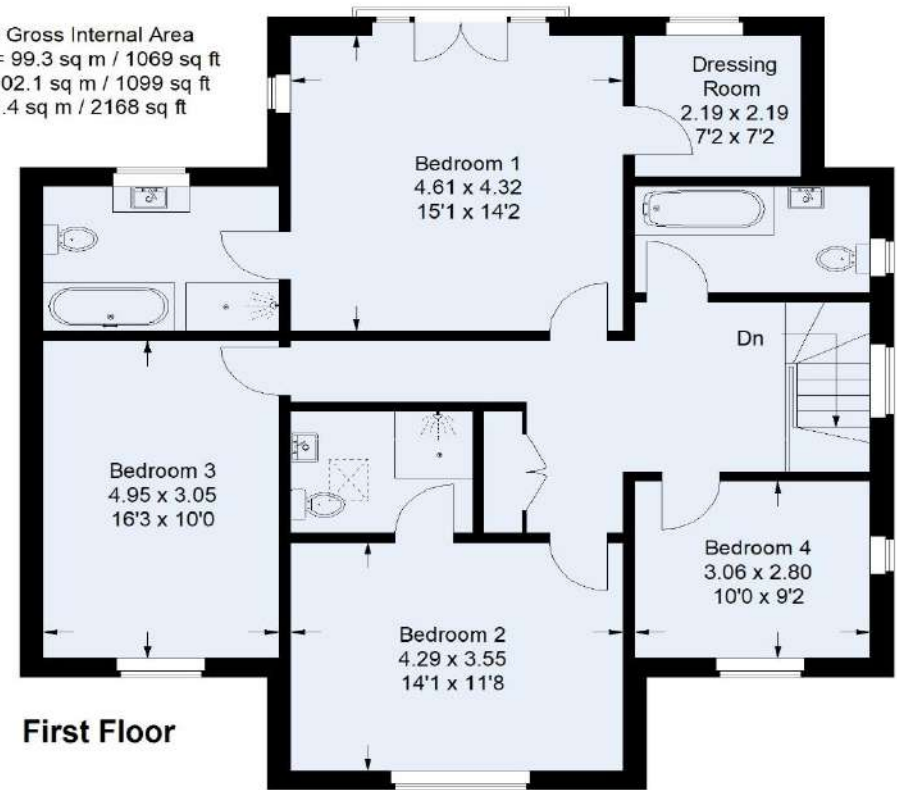
Directions

From Guildford's one way system take the A281 Horsham Road to Shalford and, at the mini roundabout in the village, carry straight on towards Bramley. Carry on over the mini roundabout and into Bramley High Street and Mill Lane will be found on the right after the pedestrian crossing and immediately adjoining Bramley Garage. Continue down the single-track lane almost to the end where Wisteria House will be found almost at the end on the right.





Approximate Gross Internal Area
 Ground Floor = 99.3 sq m / 1069 sq ft
 First Floor = 102.1 sq m / 1099 sq ft
 Total = 201.4 sq m / 2168 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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.

