



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,195,000

Bramley Lodge, High Street
Bramley, GU5 0HS

Bramley Lodge is the significant portion of a Grade II listed property, located in the heart of Bramley Village. This historic home has origins dating back to the sixteenth century, although with more recent additions and alterations. Today Bramley Lodge is an ideal family home with spacious reception areas and four bedrooms and two bathrooms.

PROPERTY SUMMARY

Bramley Lodge is a beautiful historic home of immense character and charm, offering spacious well-proportioned accommodation. Undoubtedly the heart of the property is the 9 metre kitchen/dining room, with impressive high ceilings and large Inglenook fireplace with brick hearth and grate. There is a separate sitting room, which in turn leads to a spacious study. On the first floor there are four bedrooms, with the principal bedroom having an en-suite bathroom, in addition to the large family bathroom created from what was once a bedroom, and separate WC.



4



2



3







To the outside of the property there is a large, partly walled garden, with many mature shrubs and trees, with an extensive area of lawn and entertaining terrace immediately adjacent to the property. In addition to the garden, there is a cobbled courtyard and opposite the house there is a old tack room and coach house/garage and separate storage area. This area could potentially be developed further to provide a home office or gymnasium perhaps, subject to the usual consents.

Bramley Lodge is positioned in the very centre of Bramley High Street, with all of the facilities of this bustling village on its doorstep. 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.







Guildford High Street - 3.4 miles

Guildford Mainline Railway Station - 3.8 miles

Farncombe Railway Station - 3.6 miles

M25 - 12 miles

A3 - 4.5 miles

Heathrow Airport - 25 miles

Gatwick Airport - 28 miles



DIRECTIONS

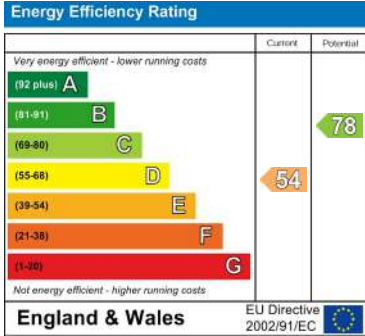
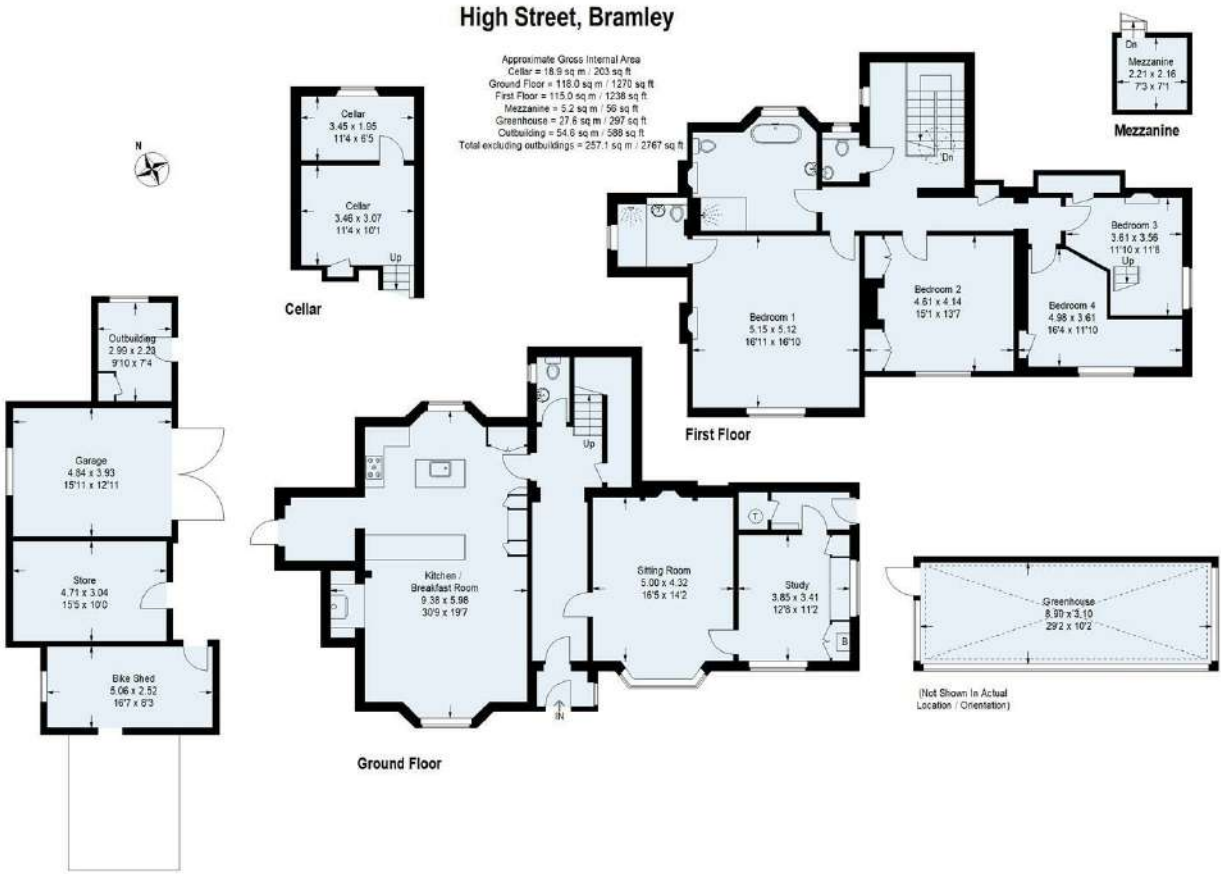
From Guildford's one way system take the A281 Horsham Road out of town passing The Yvonne Arnaud Theatre. Carry on through Shalford Village and continue on to Bramley. Carry on over the mini roundabout into the High Street and proceed past the shops and the library. Bramley Lodge will then be found on the left, just after the bend.

LOCAL AUTHORITY
Waverley Borough Council

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements



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