



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,395,000

Links Road
Bramley, GU5 0AL

In a lovely 0.25 acre garden in a popular private road which adjoins Bramley golf course - an extended and modernised family house with a large contemporary style kitchen/breakfast/family room

PROPERTY SUMMARY

The Garden House stands in a prominent position in Links Road, which is a private road of large individual character houses, just to the north of Bramley village, close to the cricket green on Gosden Common, and adjoining the picturesque Bramley Golf Course. The village High Street is only half a mile away where there are two pubs, two small supermarkets, two barbers, a library, a fine butcher, travel agent, two restaurants and a Nest Cafe. St Catherine’s School for Girls is also in the village and is within a short walk Guildford, with its historic High Street and main line station, providing a fast commuter service to Waterloo in 38 minutes, is only three miles to the north. There are also many outstanding other schools in the vicinity, all of which are within a short drive and Bramley itself is surrounded by miles of beautiful walking countryside.



5



2



2







The Garden House was built in the 1970's and subsequently extended in 1983 and again in the last few years with a ground floor extension to the kitchen and family room, which creates lovely light open spaces. The entrance hall has also been extended and now provides an impressive and welcoming light area. On the ground floor there is the large entrance hall with cloakroom, and a double aspect through sitting room, a large extended family room and the most impressive kitchen/dining/family room, which has a lantern light and wide sliding doors to the rear garden. There is also a utility room and access to a rear area with door to the garage. The first floor provides five bedrooms, including a main suite, with large en suite bathroom, and a family bathroom.

The garden is a lovely feature of The Garden House and a brick pavior driveway leads to the garage and provides parking for two. A matching footpath leads to the front garden and front door, and there is a lovely front garden of entertaining patio and summerhouse surrounded by colourful shrubs and trees. A gated access leads to the rear garden where there is a patio area adjoining the kitchen/family room and a large level lawn area surrounded by mature shrubs and trees and high hedging. There are two sheds and a gate leading to a wooded area behind. In all approximately 0.25 acre.







Bramley High Street - 0.5 mile

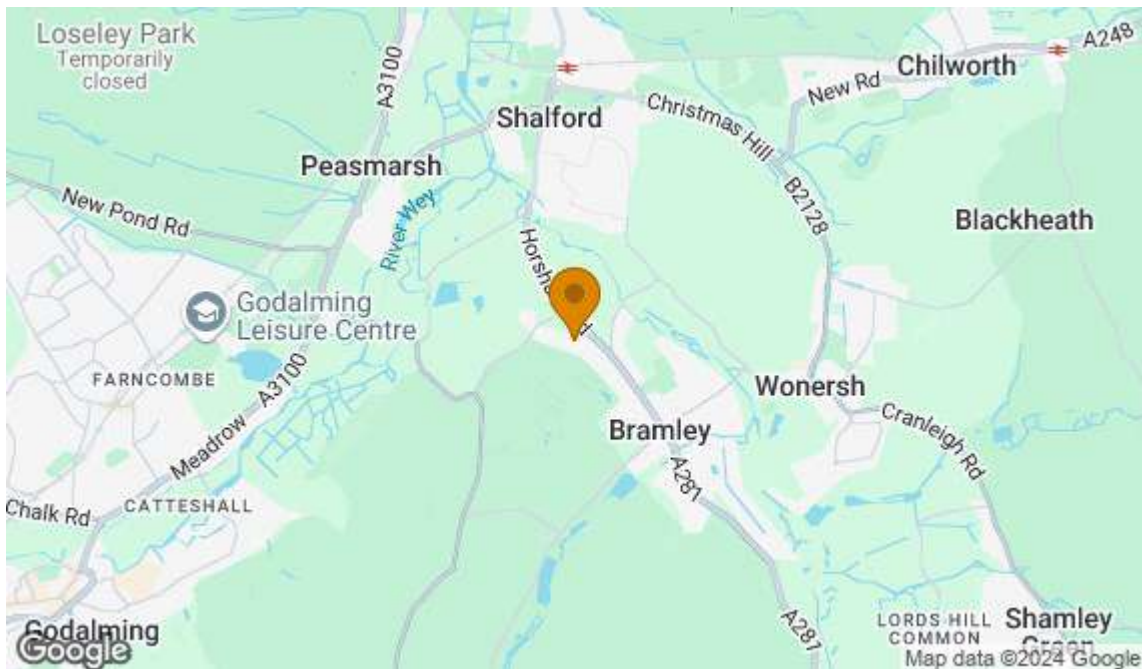
St Catherine's School - 0.5 mile

Guildford High Street and main line station - 3 miles

Shalford station - 1.1 miles

Bramley Infant School - 0.8 miles

Longacre Prep School - 2.2 miles



DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road to Shalford and carry on at the roundabout towards Bramley. Continue past the turnings to Broadford Road, Trunley Heath Road and, just after the turning to Foxburrow Hill Road, turn right into the entrance driveway to Bramley Golf Club. Turn left at the crossroads into Links Road and The Garden House is the second house on the left.



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.

Approximate Gross Internal Area
 Ground Floor = 138 sq m / 1487 sq ft
 First Floor = 101 sq m / 1087 sq ft
 Garage = 30 sq m / 329 sq ft
 Total = 269 sq m / 2903 sq ft

LOCAL AUTHORITY
 Waverley

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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