



35 Eastwood Road, Bramley, Guildford, Surrey, GU5 0DY

CLARKE  GAMMON
1919

35 EASTWOOD ROAD, BRAMLEY, GUILDFORD, SURREY, GU5 0DY

SEMI-DETACHED PERIOD
HOME

POTENTIAL TO EXTEND, STPP

TWO RECEPTION ROOMS

ESTABLISHED REAR GARDEN

CLOSE TO LOCAL SHOPS AND
AMENITIES

CHARACTER FEATURES
THROUGHOUT

TWO BEDROOMS

UTILITY & BOOT ROOM

NO-THROUGH RESIDENTIAL
ROAD

EASY ACCESS TO
GUILDFORD'S TOWN CENTRE



This classic red brick cottage is complimented by a lovely rear garden; situated in a desirable village location, close to local shops and allowing easy access to Guildford's town centre.

THE PROPERTY

This classic red brick period home retains a wealth of original character features and presents a fantastic opportunity for new owners to personalise and modernise to their own taste and offering excellent potential for rear extension (subject to the usual planning consents). Further benefits include off-street driveway parking and vacant possession with no onward chain, ensuring a straightforward purchase process. Perfectly positioned on a sought-after road in the heart of Bramley village, the property is just moments from the scenic Downs Link path and within easy reach of local shops and everyday amenities. Guildford town centre lies approximately three miles away, providing a wider range of shopping, dining, and excellent transport links.

Accommodation comprises: entrance hall with terracotta tiled floor and under stair storage cupboard; living room with open fireplace and stripped wood flooring; dining room with feature fireplace and stripped wood flooring; kitchen fitted with a range of units and integrated oven and 4-ring gas hob and terracotta tiled floor; utility/boot room and downstairs cloakroom. Upstairs, there are two bedrooms with stripped wood flooring feature fireplaces; and bathroom comprising bath with shower above, pedestal basin, W.C., and tiled splashback areas.



THE GROUNDS

Externally, the front of the property boasts a gravelled area providing convenient off-street parking. The mature rear garden is a standout feature, predominantly laid to lawn and complemented by a paved terrace—perfect for outdoor entertaining or relaxing. A secure fenced perimeter ensures privacy, while a side gate offers practical access to the front of the property.

SITUATION

Bramley is a pretty Surrey village, located south of Guildford and most of the Parish lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country and The Downs Link, which is a trail on a disused railway line forming part of the 37-mile shared route to the South coast. Bramley's thriving High Street offers a selection of shops, including a Costcutter and Asda store, local butcher/deli, a couple of pubs, The Nest coffee shop, fish & chip bar, Chinese takeaway, Indian restaurant, library, an elite car showroom, Church and Bramley golf club. Bramley CoE Infant & Nursery school is rated Outstanding and St. Catherine's private independent girl's school is a very highly-regarded and sought-after private girls school and consistently high-ranking in the UK league tables. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Both Cranleigh village and Godalming town centre are also close by. The village has regular bus links into Guildford, Godalming and Cranleigh. The nearest railway station is close by in Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 3.5 miles

GODALMING | 4 miles

SHALFORD TRAIN STATION | 1.8 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station) by train

GATWICK AIRPORT | 26 miles

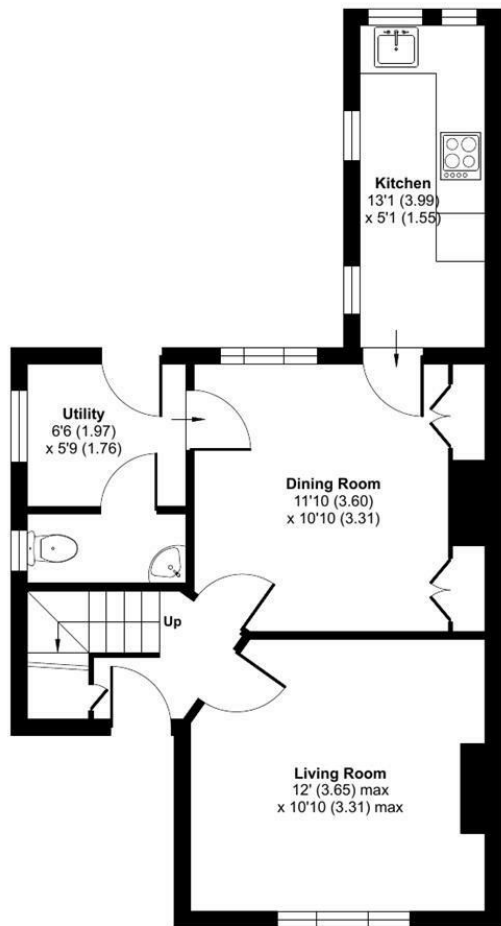
CENTRAL LONDON | 30 miles



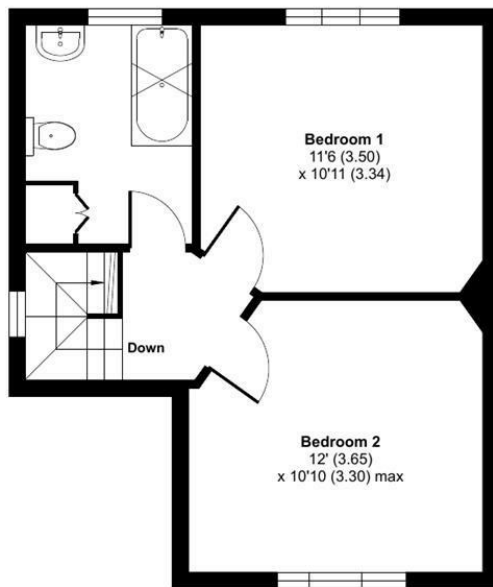
Eastwood Road, Bramley, Guildford, GU5

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

17th October 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Clarke Gammon. REF: 1364617

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DIRECTIONS

SAT NAV REF (Post Code: GU5 0DY)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
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HASLEMERE OFFICE
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LIPHOOK OFFICE
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