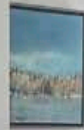


Hamilton, Bramley, Surrey







Backing onto the 7th fairway of Bramley Golf Course.

Summary of accommodation

Main House

Reception hall | Drawing room | Sitting room

Kitchen/breakfast/family room | Utility room | Cloakroom

Principal bedroom suite | Three further bedrooms suites

Planning permission granted to add a garden room off the drawing room

Garden and Grounds

Double Garage | Garden

In all about 0.3 acres



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Situation

Hamilton is situated in Snowdenham Links Road, being a no through road, on the rural fringes of Bramley. The property is located between the historic market town of Godalming and the village of Bramley which provide a good range of shops for everyday needs, with Guildford only 4.2 miles away providing more extensive facilities.

There are a number of excellent preparatory and public schools within the area, namely St Catherine's, Aldro, Charterhouse, Priors Field, Cranleigh School, St Hilary's, The Royal Grammar School, Guildford High School and Godalming Sixth Form College.

The area has very good recreational facilities, with golf courses at Bramley, West Surrey, Wisley and Milford locally as well as Sunningdale and Wentworth further afield. The Yvonne Arnaud Theatre is nearby in Guildford, with Loseley Park Gardens and the National Trust house, Polesden Lacey, also within easy reach.

The Surrey Hills countryside provides wonderful opportunities for walking, riding and country pursuits. There is sailing all along the south coast, at Chichester Harbour and closer by, at Frensham Ponds near Farnham.

Distances

Bramley village centre 1 mile, Godalming 2.7 miles (London Waterloo from 43 mins), Guildford 4.2 miles (London Waterloo from 36 mins), Central London 34.7 miles.

Roads: A3 Milford 4.8 miles, M25 (Wisley Junction 10) 14 miles.

Airports: London Heathrow 28.4 miles, London Gatwick 32 miles.

(Distances and times approximate)





Hamilton

Hamilton is a modern detached family house built in 2010 for the current owners, that backs onto the 7th fairway of Bramley Golf Course.

The house is approached into a substantial reception hall with an impressive staircase leading to the first floor. On the ground floor is a good sized drawing room with a stone fireplace, a sitting room and the kitchen/breakfast/family room which is the heart of the house. The kitchen is fitted with its modern units is complimented by limestone flooring, which then extends through much of the ground floor.

On the first floor is a substantial landing that could so easily be adapted to create a fifth bedroom. The remainder of the first floor comprises four bedrooms and four bath/shower rooms.

There is still scope to enlarge the ground floor further, with the addition of a garden room off the drawing room.











Outbuildings

There is a double garage.

Garden and Grounds

Hamilton is approached into a tarmac driveway that extends up to the front of the house and garage. Principally to eastern side is an expanse of lawn bordered by mature shrub borders.

Adjoining the rear of the house is a terrace with the lawns beyond. The boundaries on either side are defined by mature hedging and the rear boundary has a post and rail fence. Beyond is the 7th fairway of Bramley Golf Course with a bridleway in between.

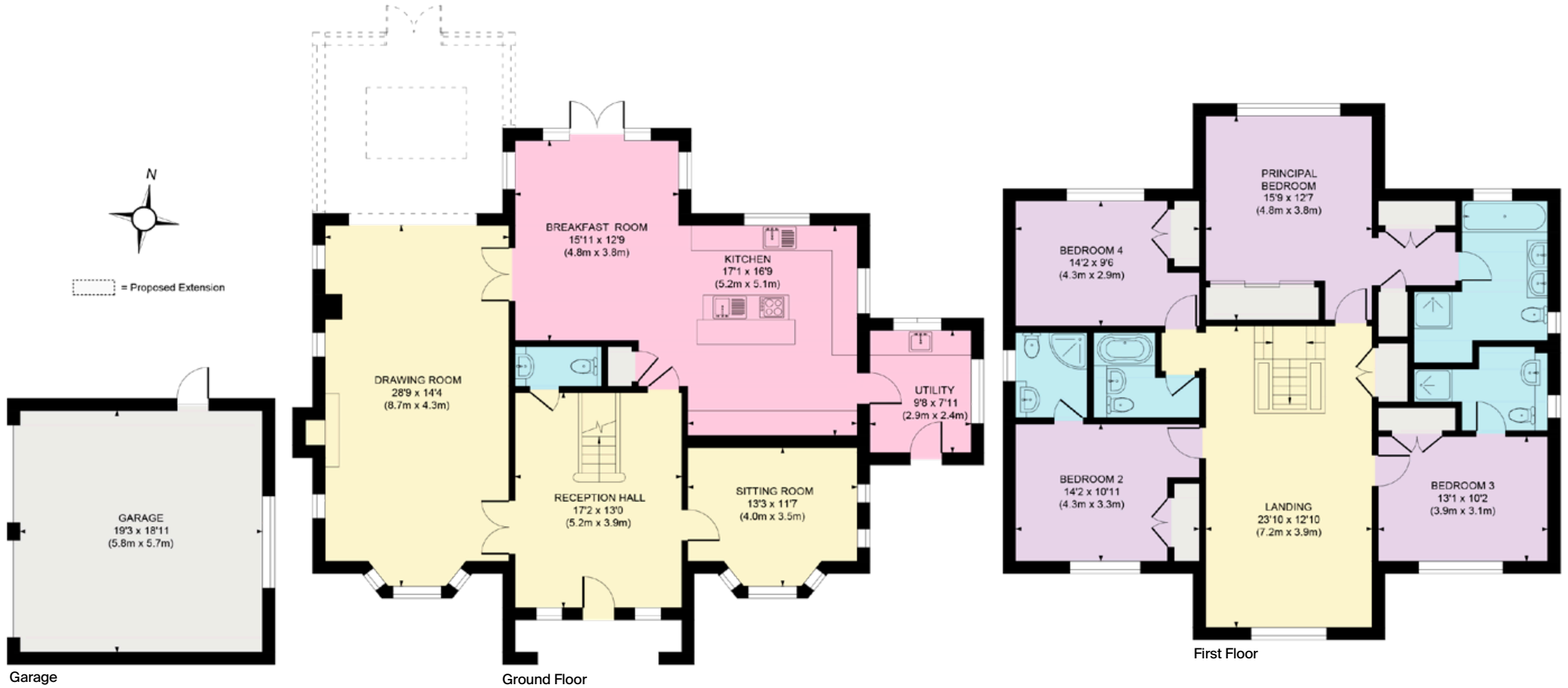
Approximate Gross Internal Floor Area

Main House: 2,757 sq ft / 256.1 sq m

Garage: 364 sq ft / 33.8 sq m

Total: 3,121 sq ft / 290.0 sq m

(Proposed Conservatory): 186 sq ft / 17.30 sq m





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas fired central heating. There is underfloor heating through most of the ground floor.

Planning Permission: Planning permission was granted by Waverley Borough Council on 26th March 2021 for two extensions, including one for a garden room off the drawing room. This is still valid, as the other extension has been implemented. Ref: WA/2021/0259.

Local Authority & Council Tax Band: Waverley Borough Council.
01483 523333. Council Tax Band: H

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU5 0BX)

From Guildford proceed south through Shalford on the A281. Upon leaving Shalford, follow the road for 0.7 miles and turn right into Foxbury Hill Road before the turning into Bramley Golf Club. Follow this lane for 0.9 miles and Snowdenham Links Road will be found on the left-hand side. Hamilton will be found on the left-hand side, about halfway down.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2024. Photographs and videos dated March 2024.

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