

Lansdowne

Links Road, Bramley, Guildford, Surrey





A highly adaptable family house at the end of a no through road with integral annexe in one of the finest residential locations in Bramley backing onto the golf course.

Bramley village 0.6 miles, Shalford Train Station with links to Guildford, Reading and Gatwick 1.2 miles

Guildford Train Station 3.1 miles (London Waterloo from 35 minutes)

Godalming 3.3 miles, Cranleigh 6.3 miles

(All distances and times are approximate)

Summary of accommodation

Reception hall | Sitting room leading through to study | Dining room | Kitchen/breakfast room | Utility room | Shower room | Integral double garage

Integral annexe with two substantial rooms, kitchen and bathroom

Four bedrooms | Family bathroom | Cloakroom

Attractive south-facing gardens with garden store backing onto Bramley Golf Course

In all about 0.31 acres

Situation

Lansdowne is situated in a fantastic setting between the villages of Bramley and Shalford. Bramley offers a good range of shops for everyday needs as well as two churches and public houses. Shalford has further facilities including the excellent Snooty Fox café, popular with walkers and cyclists at weekends. More extensive facilities are available in Guildford, which is about 3 miles to the north, offering a wide range of shopping, educational and recreational facilities including the Yvonne Arnaud Theatre and the Spectrum Leisure Centre. The A3 at Guildford provides easy access to London and connections to the national motorway network, Heathrow and Gatwick airports.

There are excellent schools in close proximity including Royal Grammar School, Guildford High School and Tormead in Guildford, St Catherine's in Bramley, Priorsfield and Charterhouse in Godalming and Cranleigh School in Cranleigh.

The surrounding countryside is some of the finest in the county and offers miles of footpaths and bridleways.



Lansdowne

An attractive family house which has been owned by our clients since 2019 and now offers the opportunity to modernise and extend if desired.

Planning permission was granted in March 2024 for the erection of extensions and alterations together with construction of a second vehicular access to form an in/out driveway (as amended by revised plans received 28/02/2024).

Detailed drawings can be found on-line at Waverley Borough Council Planning Website - WA/2022/03083.

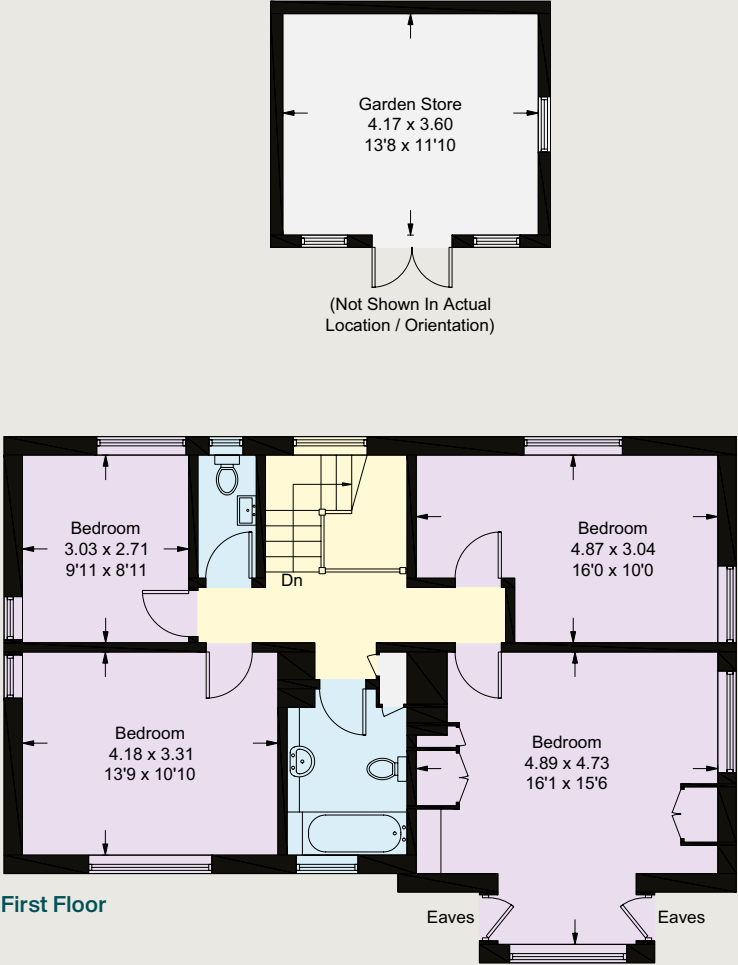
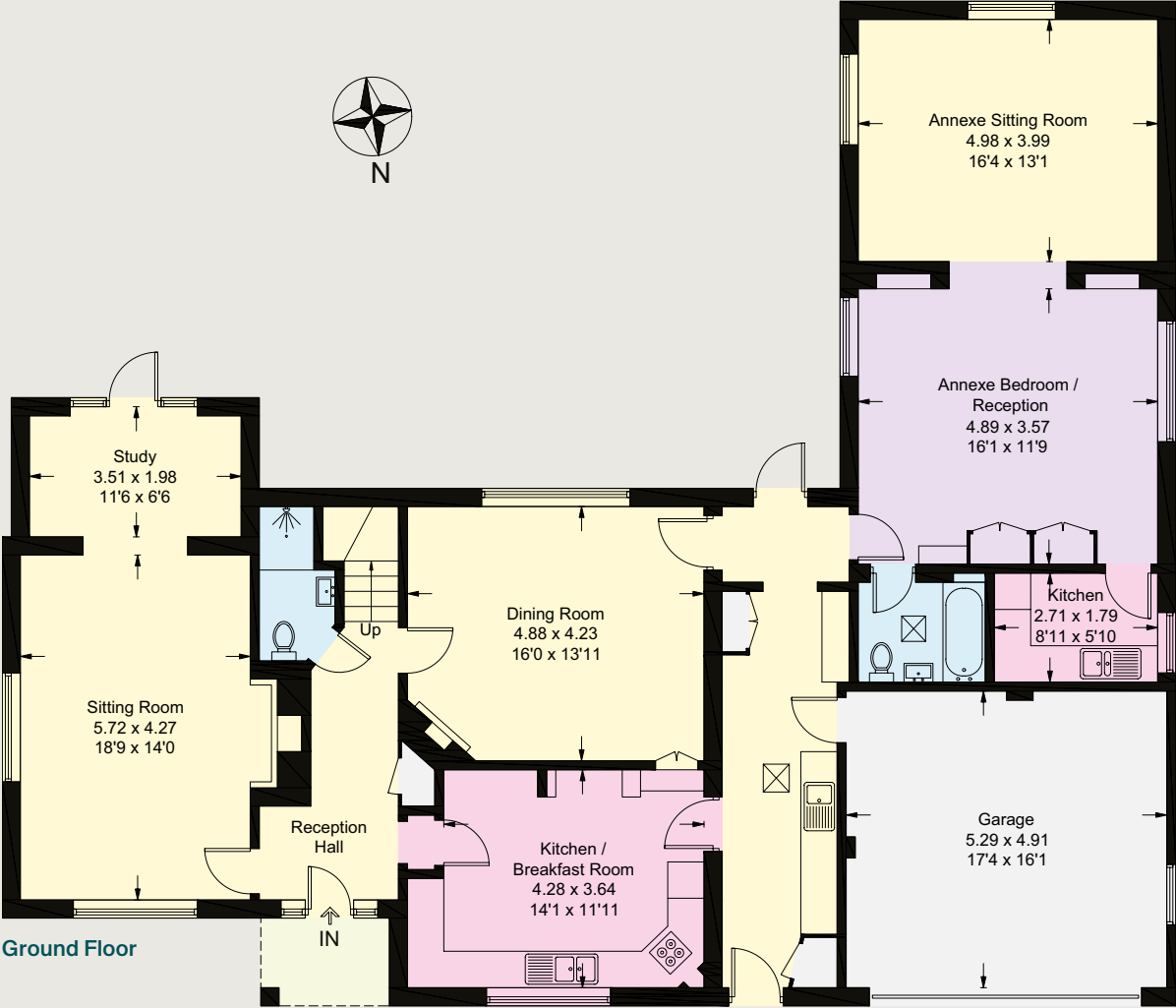
Set in one of the finest locations in the village, Lansdowne is ideal for its proximity to the village whilst benefitting from a lovely outlook to the south over the adjoining golf course.





Approximate Gross Internal Floor Area
264.3 sq m / 2845 sq ft
Outbuilding = 14.9 sq m / 160 sq ft
Total = 279.2 sq m / 3005 sq ft
(Including Garage)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Property Information

Tenure

Freehold

Local Authority

Waverley Borough Council – 01483 523 333

Council Tax

Band G

EPC Rating

D

Broadband

High-speed full-fibre broadband is available in the area via local ISP Shere Internet, providing fast and reliable connectivity for work and streaming. Prospective buyers should verify availability and connection speeds directly with the provider.

Directions

Postcode: GU5 0AL

what3words: ///brings.glee.wants

Viewing

Viewing is strictly by appointment through Knight Frank.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Tim Harriss

01483 617910

tim.harriss@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com