

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 Catherines 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](https://www.knightfrank.co.uk)

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