

# Breezes

Primrose Way, Bramley, Guildford, Surrey











# A substantial and stylish family house in a peaceful setting on the edge of the village

Bramley 1.0 mile, Guildford 4.2 miles, Central London 35.9 miles, Guildford Station 3.3 miles (from 37 minutes to London Waterloo)

Godalming station 1.9 miles (from 43 minutes to London Waterloo).

(All distances and times are approximate)



4



3



4

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## Summary of accommodation

Reception hall | Dining room | Kitchen/breakfast room with adjoining sitting room | Music room | Utility room | Cloakroom | Plant room | Cellar

Principal bedroom with en suite shower room and dressing room | First floor guest bedroom with en suite shower room

Two further bedrooms | Family bathroom

Outbuildings | Double garage

Beautiful south-facing gardens with many fine mature trees | Tennis court | Extensive parking

**In all about 1.31 acres**

## Situation

Breezes is set in a wonderful Surrey Hills setting on the western edge of Bramley which offers a good range of shops for everyday needs. More extensive facilities are available in nearby Guildford and Godalming which are both a short drive away and offer a wide range of extensive shopping, educational and recreational facilities including the Yvonne Arnaud Theatre and the Spectrum Leisure Centre.

The A3 at Guildford provides access to London with connections to the national motorway network, Heathrow and Gatwick airports.

Breezes is situated in an Area of Outstanding Natural Beauty; the surrounding countryside is some of the finest in the county and includes the beautiful Thorncombe Valley which is nearby.

For those who commute, Godalming station is 1.9 miles, and Guildford station is 3.3 miles from the property, providing regular services to London and other major destinations.

## Breezes

Breezes is a beautifully modernised detached house positioned on Primrose Way, which is a peaceful close between Munstead and Bramley.

It offers a harmonious blend of elegant light interiors and predominantly lateral living, perfect for those seeking both comfort and style with picture windows benefitting from glorious views over the well-stocked gardens.









## LIVING SPACE

This property comprises four bedrooms, including a principal bedroom suite on the ground floor complete with a dressing room and bathroom. Each room is thoughtfully designed to maximise natural light, creating a welcoming and airy atmosphere throughout. The expansive living spaces include a well-equipped kitchen and dining area, ideal for family gatherings and entertaining with adjacent sitting room.









## LIVING SPACE









## BEDROOM ACCOMMODATION






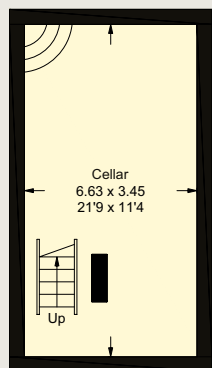
Approximate Gross Internal Floor Area

311.9 sq m / 3357 sq ft

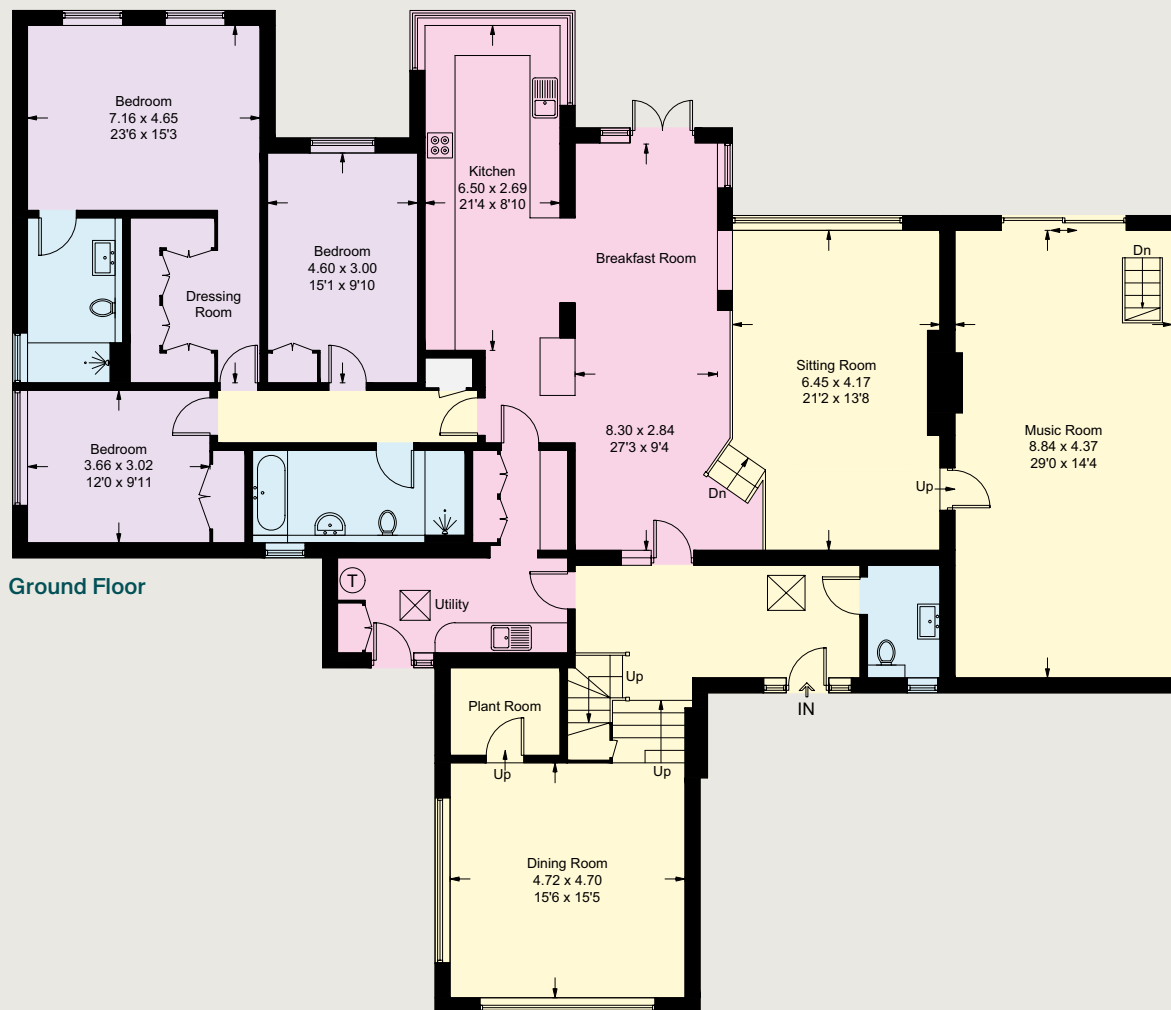
Garage / Outbuildings = 56.9 sq m / 612 sq ft

Total = 368.8 sq m / 3969 sq ft







 = Reduced headroom below 1.5m / 5'0

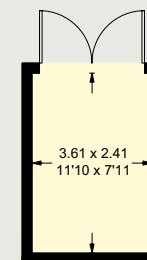


Lower Ground Floor

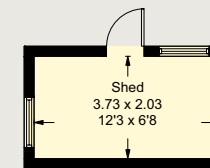


Ground Floor

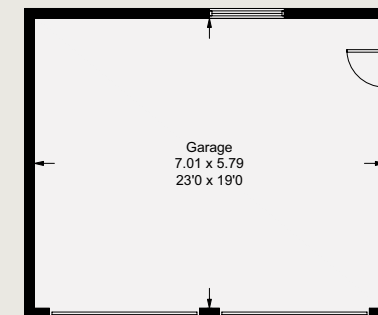
-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside



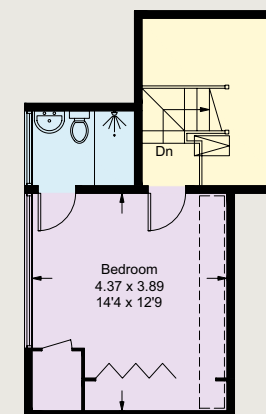
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

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.



## OUTSIDE SPACE

Step outside to the landscaped gardens with a generous south facing terrace and an attractive pond surrounded by vibrant flora perfect for wildlife. The garden also features a hard tennis court and expansive lawns. Impeccable landscaping and towering trees frame this outdoor space, making it an idyllic haven for relaxation and recreation.

Practical details include ample parking, substantial garaging and storage solutions, ensuring convenience for the homeowner.

This home is a true gem, offering peaceful country living without compromising on modern amenities and elegance.









## Property Information

**Tenure**

Freehold

**Local Authority**

Waverley Borough Council

**Council Tax**

Band G

**EPC Rating**

B

**Directions**

Postcode: GU5 0BZ

What3words: ///shakes.farm.spends

**Viewings**

Viewing is strictly by appointment  
through Knight Frank.











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