



LOWER TRUNLEY HEATH FARM

Bramley, Guildford, Surrey



A WONDERFUL FARM WITH ATTRACTIVE GRADE II LISTED FARMHOUSE

With over 10,000 sq ft of period and modern outbuildings
offering enormous potential, on the edge of Bramley

Summary of accommodation

Reception hall | Kitchen/dining room | Family room | Sitting room | Utility room | Home office | Cloakroom | Shower room

Four bedrooms | Family bathroom

Grade II listed period barn | Extensive stabling and modern farm buildings | Sand school | Mechanical horse walker
Detached staff/grooms kitchen/reception and tack room

Attractive gardens, light woodland and fields backing onto the River Wey with fishing rights

In all about 22.66 acres

Distances: Bramley Village 1.3 miles, Guildford 2.5 miles, Godalming 2.5 miles, Guildford to London Waterloo from 35 minutes
(All distances and times are approximate)



SITUATION

Lower Trunley Heath Farm is situated in a lovely rural setting between Bramley and Shalford. The village of Bramley offers a good range of shops for everyday needs as well as two churches, library, restaurant and public houses.

Shalford retains a village atmosphere and community with its village green, its cricket and football pitches, village shops, post office, wine merchant, barber and two restaurants. Trains from Shalford station link to Guildford within five minutes and Gatwick in about 50 minutes and Reading in about an hour.

More extensive facilities are available in Guildford and Godalming which are both a short drive away and offer a wide range of shopping, educational and recreational facilities including the Yvonne Arnaud Theatre and the Spectrum Leisure Centre.

The A3 at Guildford or Compton provides easy access to London with connections to the national motorway network, Heathrow and Gatwick airports. There are frequent trains to London and the South Coast from nearby Farncombe and Guildford.



There are excellent schools in the area including St Catherine’s in Bramley, Priorsfield and Charterhouse in Godalming and Cranleigh School.

The surrounding countryside is on the edge of the Surrey Hills and provides enormous opportunities for walking, riding and cycling.

LOWER TRUNLEY HEATH FARM

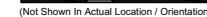
An attractive Grade II listed country house with cattle byre attached, believed to date from the early 16th century with subsequent extensions in the 19th and 21st centuries.

This property offers a balance of traditional character and modern comfort and includes an unconverted adjoining Grade II listed 16th century barn.

Surrounded by 22 acres of land, it presents a rare opportunity for additional uses including equestrian or storage.



-



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The house includes four bedrooms, some featuring exposed wooden beams and ample natural light. The open-plan kitchen and dining area is fitted with quality natural wood finishes and a central island, designed for both everyday use and entertaining. Large windows throughout the home provide expansive views of the surrounding land and connect indoor spaces to the natural landscape.



Grade II listed barn



Grooms kitchen





Outside, the grounds include extensive barns and stabling, mature trees, and a sunlit courtyard bordered by barns, offering potential for further development.

Additional features include ample parking and well-planned storage throughout.

This property delivers a well-rounded lifestyle with rural charm, modern functionality, and development potential in a sought-after rural location.

PROPERTY INFORMATION

Local Authority: Guildford Borough Council – 01483 505050

EPC Rating: Grade II listed exemption

Council Tax: Band H

Tenure: Freehold

Viewings: Viewing is strictly by appointment through Knight Frank.



Tim Harriss
01483 617910
tim.harriss@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

knightfrank.co.uk

Your partners in property

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 June 2025. Photographs and videos dated June 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.

