



21 Old Rectory Close,  
Bramley, GU5 0JR  
Asking Price: £425,000 Freehold



**\* Beautiful refurbished home located in the charming village of Bramley \* Impressive kitchen arranged around a central island \***  
**\* Contemporary shower room \* Private off street parking space allocated for one vehicle \***  
**\* Light filled open plan kitchen/dining/sitting room with a patio door onto the pretty garden \***  
**\* Two large bedrooms, one with built in wardrobes \* Quiet cul de sac location \* Landscaped garden \* EPC Rating: C \***

**This charming part tile-hung two-bedroom home has been thoughtfully refurbished and meticulously maintained by its current owners. At its heart lies a beautifully designed open-plan kitchen, dining, and sitting area—dual aspect and bathed in natural light, it's a space that invites both relaxation and entertaining. Upstairs, two generously sized bedrooms are complemented by a stylish family bathroom, while outside, the landscaped garden offers an idyllic setting for al fresco dining and summer gatherings. Perfectly balancing sociable living with everyday comfort, this home is ideal for both entertaining and family life. Conveniently located within walking distance of the sought-after village of Bramley, with excellent local amenities and picturesque countryside walks close by.**

Residents of Bramley benefit from an attractive village location just a few miles from Guildford for mainline train services to London. It has a range of shops and eateries including a general store, newsagent and post office, library, chemist, garage, tea rooms, restaurant and several pubs. Bramley is home to an early year and infant school, St. Catherine's School for girls and is within easy reach of other well regarded private and state schools. Guildford offers everything you would expect from a county town, an array of shops and restaurants, theatres, sports and leisure facilities and cultural attractions. The A3 provides access to London, the south coast and the M25 for Gatwick and Heathrow.

### **~ Accommodation ~**

**Ground Floor: Entrance Hall ~ Kitchen/Living Room: 25' 9" x 13' 10" (7.85m x 4.22m)**

**First Floor: Bedroom One: 13' 6" x 9' 4" (4.12m x 2.85m) ~ Bedroom Two: 13' 10" x 8' 6" (4.22m x 2.60m) ~ Shower Room**

### **Directions:**

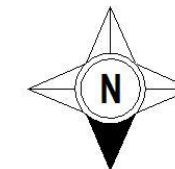
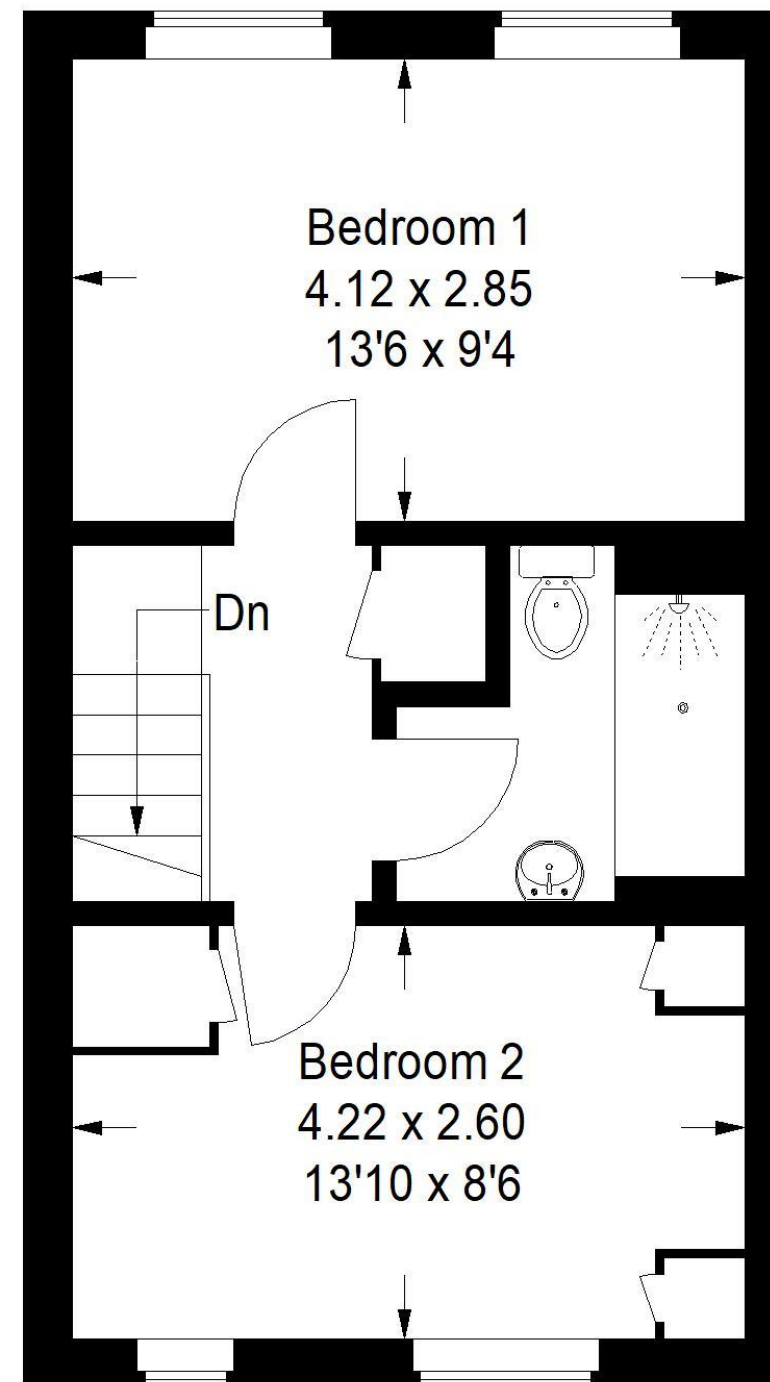
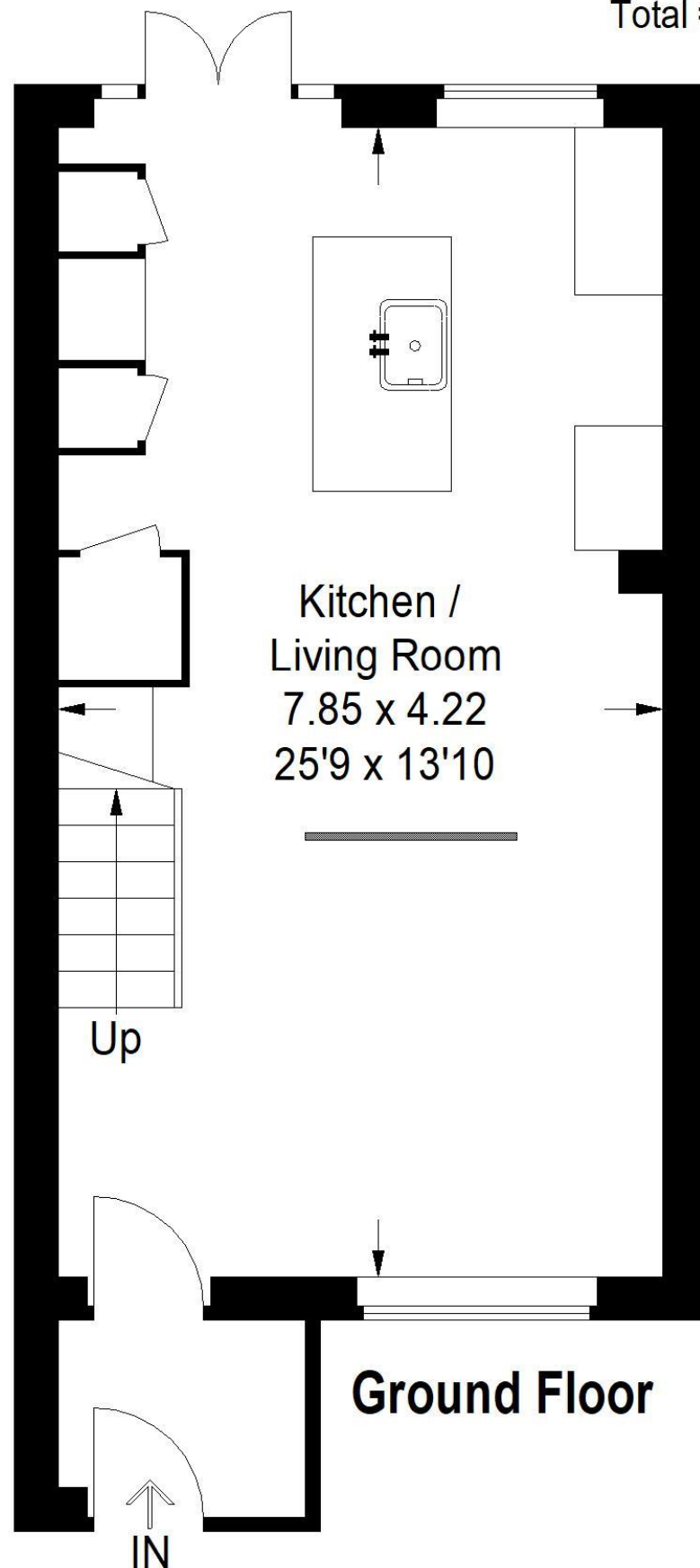
Heading south from Guildford along the A281 towards Bramley. On entering the village continue through the High Street and at the pedestrian traffic lights turn left into Old Rectory Close by the village library and follow the road round and number 21 can be found on the right.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

**Local Authority:** Waverley Borough Council.**Tax Band:** D

# Old Rectory Close, Bramley

Approximate Gross Internal Area  
Ground Floor = 35.9 sq m / 386 sq ft  
First Floor = 32.8 sq m / 353 sq ft  
Total = 68.7 sq m / 739 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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