



28 Bramley Vale,  
Cranleigh, GU6 7FY  
Asking Price: £865,000 Freehold

**\* Extended four bedroom family home built by Cala Homes in 2020 \***

**\* Impressive triple aspect open plan kitchen/dining/family room \* Sitting room \* Study \***

**\* Utility room \* Two bathrooms \* Driveway parking \* Detached garage \* EPC Rating: B \***

A beautifully presented and extended detached four bedroom family home, situated on a good size garden plot, in this popular and now established modern development. The property has accommodation arranged over two floors with an entrance hall having cloakroom and study off, sitting room and an impressive open plan kitchen/dining and family room which is triple aspect and has doors to the garden. Off this room, a utility room completes the ground floor accommodation. Stairs rise to the first floor, where there is a principal bedroom with ensuite shower room and fitted wardrobe cupboards, three further bedrooms and a family bathroom. Outside, there is driveway parking for two cars leading to a detached single garage. The rear garden is of a good size being one of the larger plots on the development and has an extended paved patio leading onto lawns, with flower and shrub borders around and enjoys a westerly aspect. We highly recommend a visit to fully appreciate the accommodation on offer.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Joanna's Tea Room, Browns Gin & Tea bar and Yangaz Café. Restaurants and pubs include Pizza Express, Curry Inn, Malabar, Tay Tar Thai and The Three Horseshoes. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. We are very lucky to have Knowle Park a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

#### **~ Accommodation ~**

**Ground Floor: Entrance Hall ~ Cloakroom ~ Kitchen/Dining/Family Room: 33' 11" x 13' 4" (10.33m x 4.07m) ~ Utility  
Sitting Room: 14' 8" x 12' 0" (4.46m x 3.65m) ~ Study: 12' 0" x 7' 1" (3.65m x 2.15m)**

**First Floor: Bedroom One with Ensuite: 13' 11" x 12' 2" (4.25m x 3.70m) ~ Bedroom Two: 12' 2" x 10' 11" (3.72m x 3.33m)  
Bedroom Three: 10' 10" x 8' 4" (3.30m x 2.55m) ~ Bedroom Four: 11' 3" x 7' 9" (3.44m x 2.37m) ~ Bathroom**

**Outside: Garage: 20' 1" x 10' 1" (6.11m x 3.07m)**

#### **Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Continue for approximately one mile and then turn left into Barhatch Lane. Take the second left into Amlets Lane and then turn first left into Russet Grove, bearing round to the right and then first left into Bramley Vale and follow the road round and number 28 can be found on the right hand side.

**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.

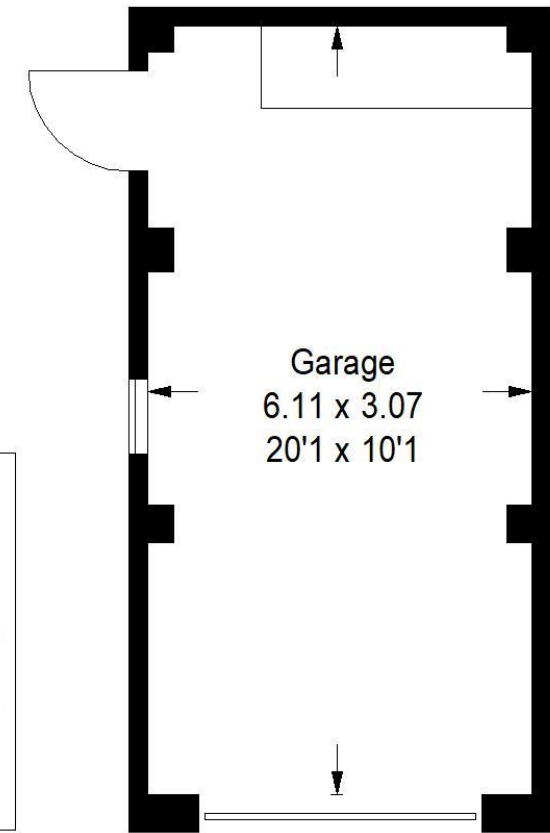
**Local Authority:** Waverley Borough Council. **Tax Band:** F

# Bramley Vale, Cranleigh

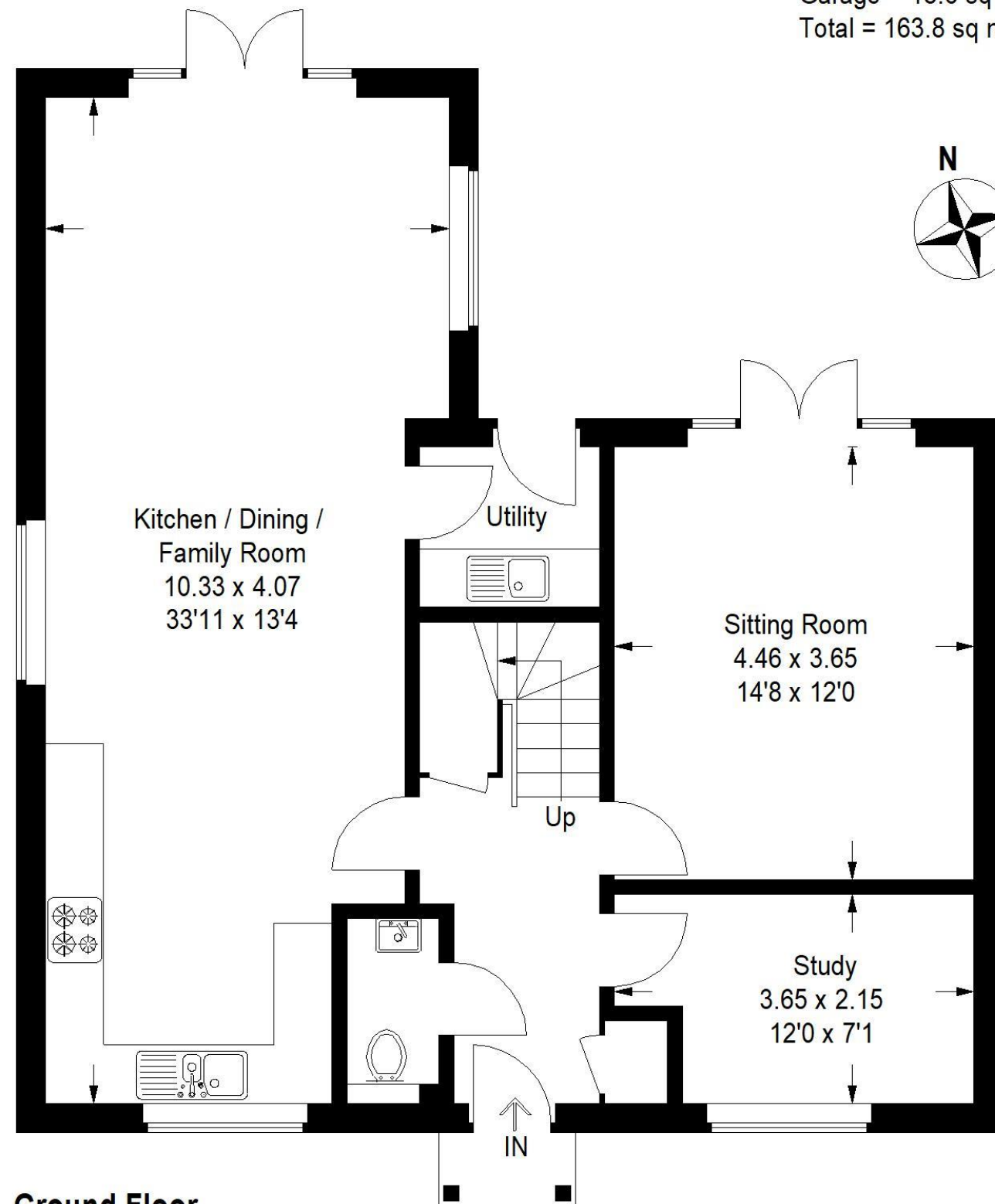
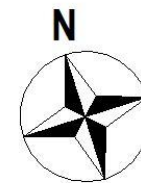
Approximate Gross Internal Area  
Ground Floor = 80.7 sq m / 869 sq ft  
First Floor = 64.5 sq m / 694 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 163.8 sq m / 1763 sq ft



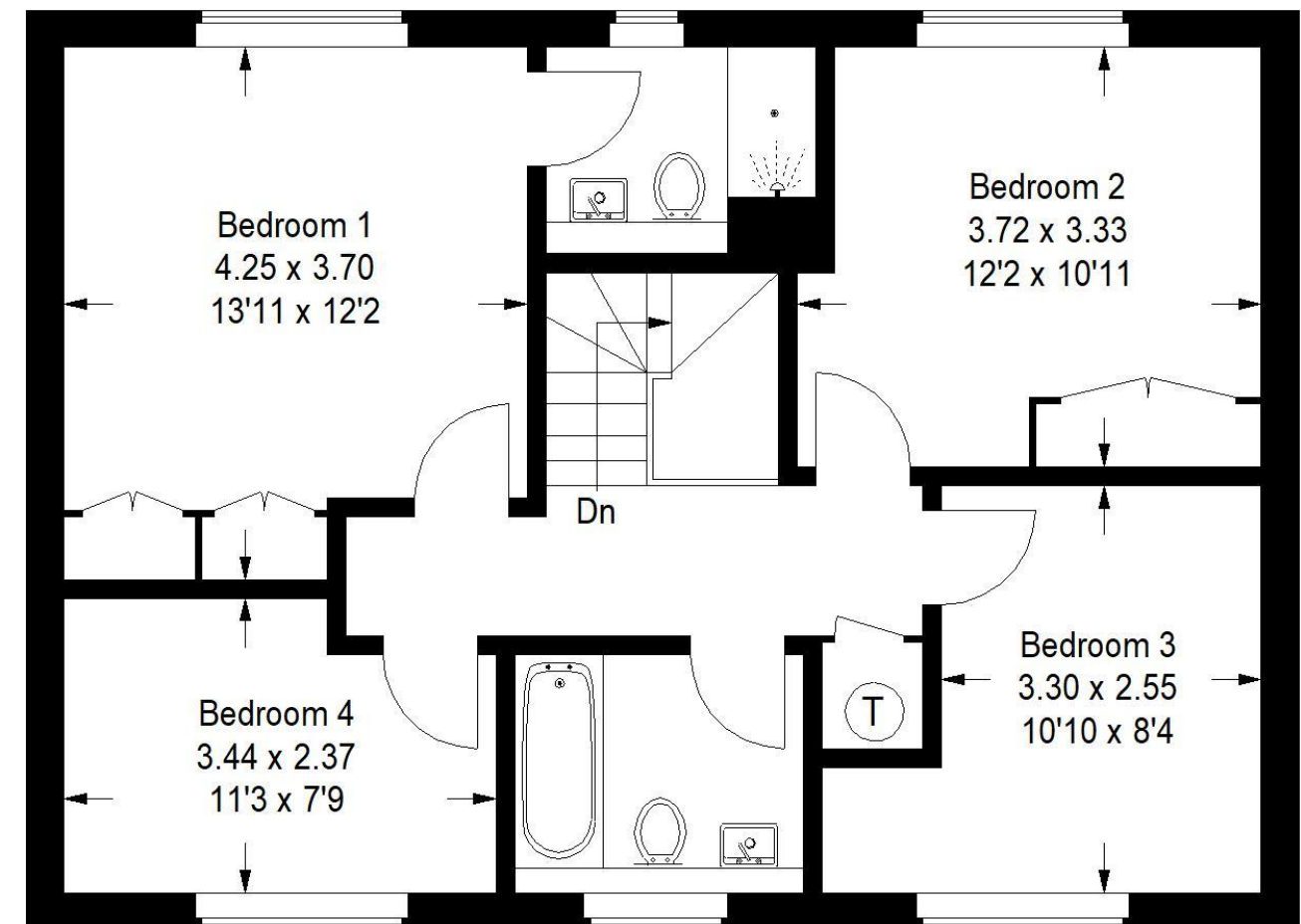
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



(Not in position)



Ground Floor



First Floor



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