



28 Bramley Vale, Cranleigh  
£865,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991





## 28 Bramley Vale

### Cranleigh

- Impressive triple aspect open plan kitchen/dining/family room
- Sitting room
- Study
- Utility Room
- Two Bathrooms
- Detached Garage & Driveway
- Large Garden

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.

Council Tax band: F

Tenure: Freehold EPC Rating: B



# 28 Bramley Vale

## Cranleigh

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 bifolding doors. Off this room, a utility room completes the ground floor accommodation.

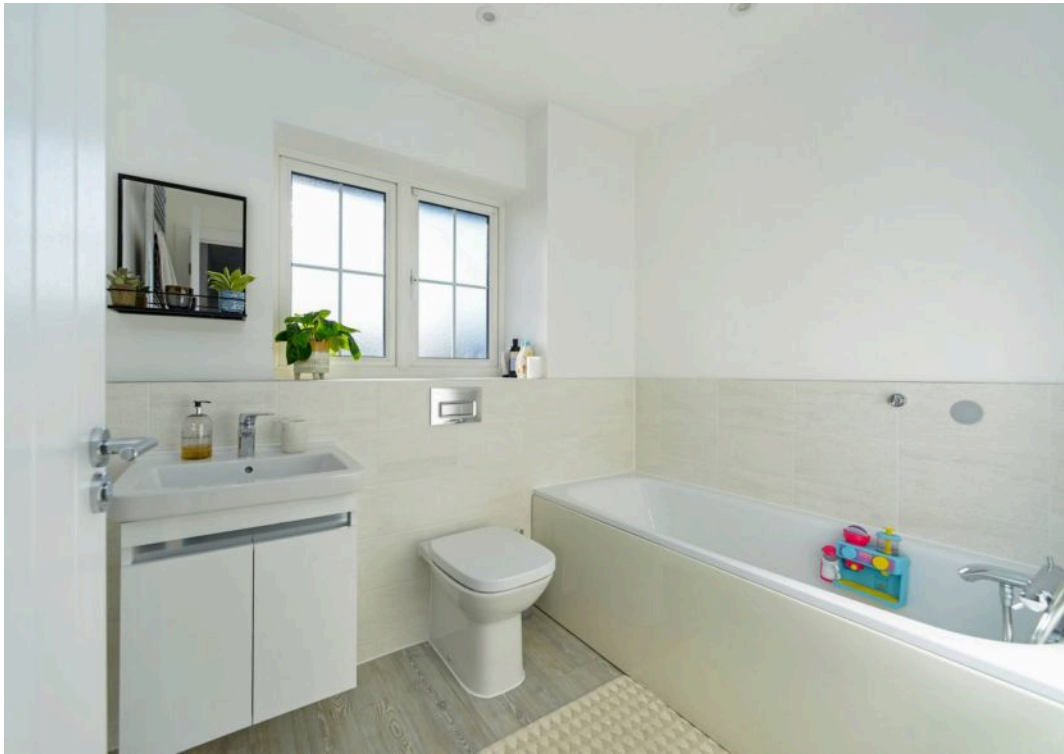
Stairs rise to the first floor, where there is a principal bedroom with ensuite shower room and fitted wardrobe cupboards, three further bedrooms and a family bathroom.

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.

We highly recommend a visit to fully appreciate the accommodation on offer.





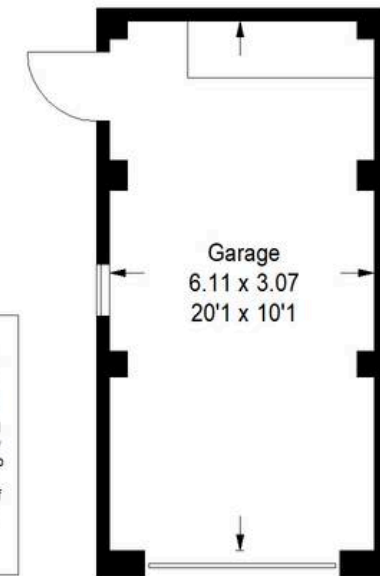


# Bramley Vale, Cranleigh

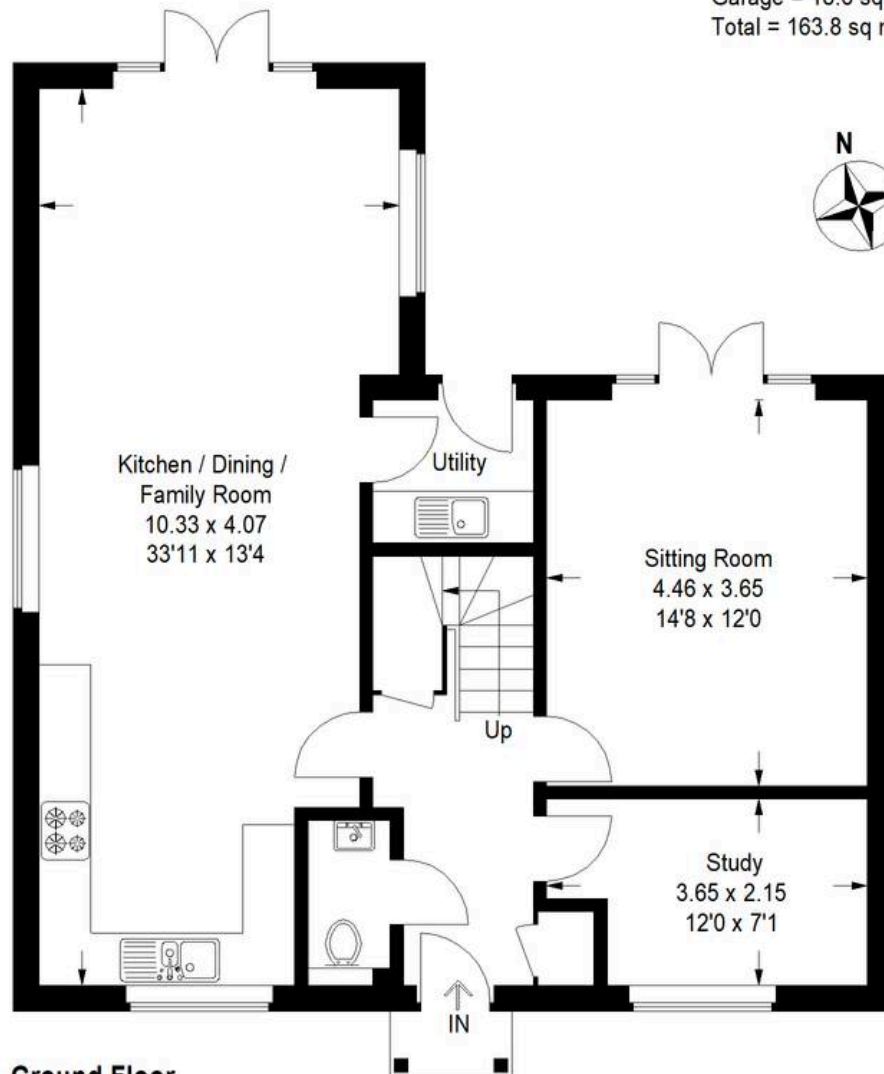
Approximate Gross Internal Area  
 Ground Floor = 80.7 sq m / 869 sq ft  
 First Floor = 64.5 sq m / 694 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 163.8 sq m / 1763 sq ft



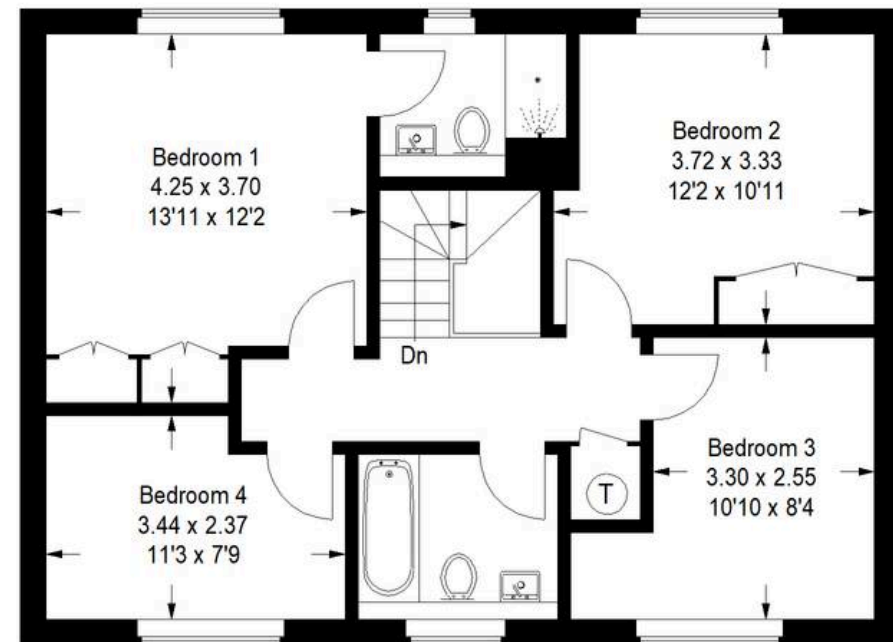
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



(Not in position)



Ground Floor



First Floor









## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.