



Brook House, 53 Linersh Wood, Bramley
Surrey GU5 0EF
Price £1,495,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

A spacious & superbly presented 5/6 bed detached family home of in excess of 2500 sq ft set in a landscaped 1/3 acre garden in a sought after, quiet road in Bramley village. Ground floor accommodation comprises an entrance hall with cloaks cupboard & wc, a good size sitting room with bay window, feature gas fired coal fire with marble fireplace by Chesneys open plan to a snug with roof lantern & double doors leading to the rear garden. Further double doors lead into the family/cinema room, with 2 sets of double doors leading out to the rear garden (with electric blinds for windows). The entrance hall also provides access to a 20ft+ triple aspect dining room with double doors to garden & is open plan to a superbly fitted solid oak kitchen hand built by Indigo Cabinets with an extensive range of low level & wall mounted units with solid granite worktops, 6 ring range gas oven, double butler sink, dishwasher, oversized fridge/freezer & opening skylights. A door leads through to a separate utility room with sink & door to side passage & front garden. The property benefits from engineered oak flooring throughout most of this floor, & under floor heating in the kitchen, solid oak doors throughout & plantation shutters or roller blinds to windows. Upstairs offers a very spacious principal bedroom with a bay window to the front, fitted wardrobes & a large ensuite bathroom with a bath, separate walk-in shower, his & her basins & wc. A staircase from the bedroom leads up to a multi-functional mezzanine area suitable as an a 6th bedroom/nursery, study or dressing room with skylight. There are 2 further double bedrooms with bay windows, a further guest double bedroom with ensuite shower room, a 5th single bedroom/study & a family bathroom with claw footed bath & large walk-in shower. This immaculately maintained property benefits from double glazed windows, high specification bathrooms & kitchen etc. Outside, a driveway to one side with bridge provides access to an area of off-street parking (with electric charging point) & an integral garage with electric up & over door, power & light (& a pedestrian door to both sides). The front garden is mainly laid to lawn with mature trees, hedging, shrubs & flower borders, with a small brook running through the dipped part of the lawn. There is gated access to either side of the property leading to an extensive patio/entertaining area to the rear of the house with featured external lighting. The rest of the beautifully tended rear garden is mainly laid to lawn, with various mature trees (with featured uplighting), hedging, shrubs, raised beds, a vegetable patch, shed & greenhouse by Harrods Horticultural & gated access to the Downs Link (36 mile path/bridleway). There is also a 300 sq ft Summer house with power & light to the rear of the garden, suitable as an Office. Set well back from a very sought after tree lined road non-through road, within circa 1/2 mile of Bramley village & St Catherines school. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction on to Upper Street, then left on to the A25 towards Guildford. Turn left on to the A248 towards Albury & Chilworth. Continue straight through the villages of Albury & Chilworth until you reach a T-junction. Turn left towards Womersley village and at the triangle in the centre of the village, take the right hand turning onto The Street towards Bramley. After half a mile, turn left onto Barton Road, continue on as the road becomes Liners Wood, where you will find Brook House (No. 53) on your right.

Situation :

Situated in the heart of Bramley village, within a short walk of numerous local shops including 2 general stores, a library, cafe, pub, restaurants etc. providing easy access to excellent local schools, walks, bike rides etc. & within 2 miles of Shalford station, & 3 miles of Guildford town centre & mainline station.

Council Tax - Waverley Borough Council - Band G £3904.03 per annum (2024-25)

All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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GROUND FLOOR

ENTRANCE HALL - CLOAKS CUPBOARD WITH WINDOW & WC

SITTING ROOM – BAY WINDOW. FEATURE GAS FIRED COAL FIRE WITH CHESNEYS MARBLE FIREPLACE, OPEN PLAN TO :

SUN ROOM – ROOF LANTERN, DOUBLE DOORS TO REAR GARDEN. FURTHER DOUBLE DOORS TO :

FAMILY/CINEMA ROOM - 2 SETS OF DOUBLE DOORS LEADING TO REAR GARDEN (ELECTRIC BLINDS OVER WINDOWS)

DINING ROOM - DOUBLE DOORS TO GARDEN. OPEN PLAN TO :

KITCHEN - SOLID OAK BESPOKE KITCHEN HAND BUILT BY INDIGO CABINETS WITH AN EXTENSIVE RANGE OF UNITS, GRANITE WORKTOPS, 6 RING RANGE GAS OVEN, DOUBLE BUTLER SINK, MIELE DISHWASHER, OVERSIZED FISHER & PAYKEL FRIDGE/FREEZER, OPENING SKYLIGHTS, UNDER FLOOR HEATING. DOOR TO :

UTILITY ROOM - SINK. DOOR TO SIDE PASSAGE & GARDEN.

FIRST FLOOR

LANDING - BUILT-IN BOOKCASE WITH LOW LEVEL CUPBOARDS UNDER

PRINCIPAL BEDROOM – LARGE DOUBLE BEDROOM WITH BAY WINDOW, FITTED WARDROBES. FEATURE STAIRCASE UP TO :

MULTI-FUNCTIONAL MEZZANINE AREA - SUITABLE AS A 6TH BEDROOM/NURSERY/STUDY/DRESSING ROOM WITH SKYLIGHT

ENSUITE BATHROOM - BATH, SEPARATE WALK-IN SHOWER, HIS & HERS BASINS & WC

GUEST BEDROOM - DOUBLE

ENSUITE SHOWER ROOM – WITH SHOWER, BASIN & WC

BEDROOM 3 – DOUBLE WITH BAY WINDOW

BEDROOM 4 – DOUBLE WITH BAY WINDOW

BEDROOM 5 / STUDY – LARGE SINGLE

FAMILY BATHROOM - WITH CLAW FOOTED BATH, LARGE WALK-IN SHOWER, BASIN & WC

SPECIFICATION - SOLID OAK DOORS, ENGINEERED OAK FLOORING, PLANTATION SHUTTERS / ROLLER BLINDS TO ALL WINDOWS, LARGE FULLY BOARDED & INSULATED LOFT, FIBRE BROADBAND

OUTSIDE

PARKING - A DRIVEWAY PROVIDES ACCESS TO AN ELECTRIC CHARGING POINT, OFF-STREET PARKING & AN INTEGRAL GARAGE WITH ELECTRIC UP & OVER DOOR, POWER & LIGHT.

FRONT GARDEN - LAID TO LAWN WITH A SMALL BROOK, MATURE TREES, HEDGING & SHRUBS

REAR GARDEN - EXTENSIVE PATIO/ENTERTAINING AREA WITH FEATURE LIGHTING. THE LARGE LANDSCAPED GARDEN IS MAINLY LAID TO LAWN WITH MATURE TREES (WITH UPLIGHTING)., HEDGING, SHRUBS, RAISED BEDS, SHED, GREENHOUSE BY HARRODS HORTICULTURAL & LARGE SUMMER HOUSE WITH POWER & LIGHT. GATED ACCESS TO DOWNS LINK.

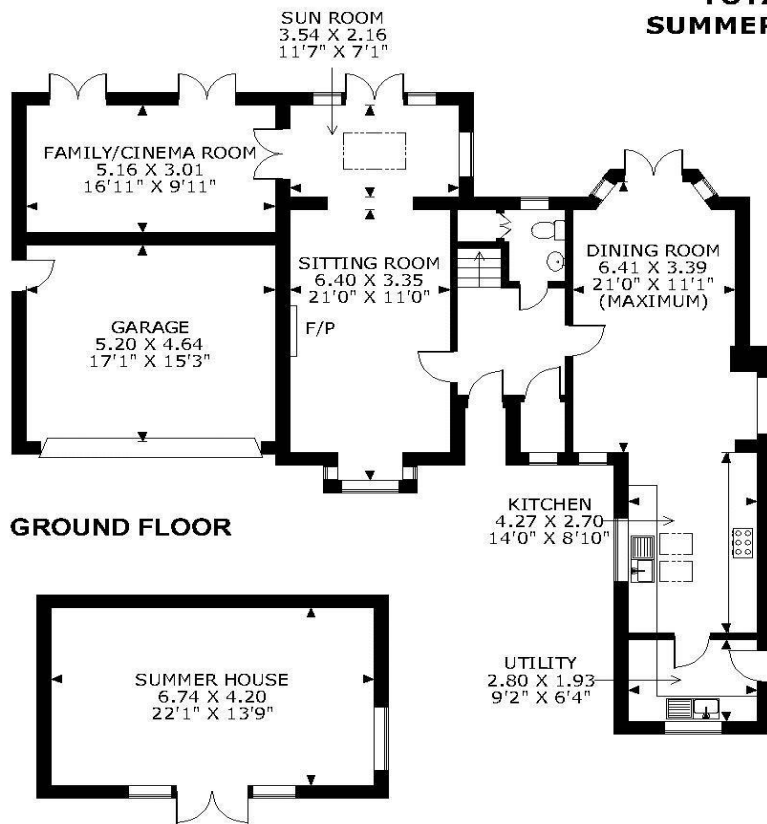
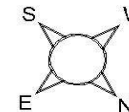


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

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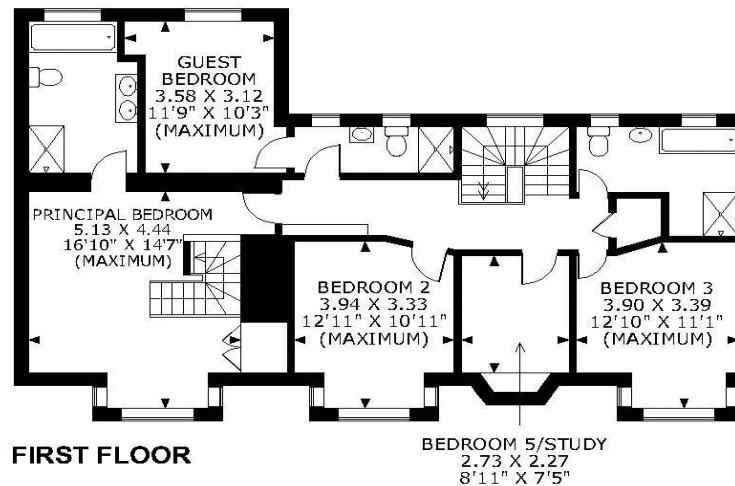
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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1043 SQ FT/97 SQ M
FIRST FLOOR = 1110 SQ FT/103 SQ M
SECOND FLOOR = 142 SQ FT/13 SQ M
GARAGE = 260 SQ FT/24 SQ M
TOTAL = 2555 SQ FT/237 SQ M
SUMMER HOUSE = 305 SQ FT/28 SQ M



GROUND FLOOR

**NOT SHOWN IN
ACTUAL LOCATION**



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Shere Office :
 Teal House, Middle Street, Shere, Surrey GU5 9HF
 Tel: 01483 205150

Opening Hours :
 Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm