



Bramley Grange, Horsham Road, Bramley, Surrey GU5 0ES







Property Description

Guide Price: £575,000

Bramley Grange is a collection of thoughtfully designed homes for those over 55. The property is conveniently located in the heart of Bramley, a quintessential English village with a host of amenities and brimming with Surrey charm.

Located on the second floor and spanning approximately 1,310 sq ft, this beautifully designed apartment is bathed in natural light and consists of a sitting room, separate dining room, a well-appointed kitchen and a private study (bedroom 3). It also has the added benefit of two en-suites; one in the master bedroom featuring a bath and walk-in shower and the other, a shower room, in the secondary bedroom (currently utilised as a second sitting room).

Bramley Grange is set within five acres of mature, landscaped gardens, in an Area of Outstanding Natural Beauty. Designed to complement the older houses in the Bramley Village Conservation Area, the 20 artistically designed two and three-bedroom apartments were created exclusively for those enjoying life over 55. With extensive facilities rivalling those of an upscale spa hotel, Bramley Grange boasts a splendid high vaulted private residents' indoor swimming pavilion, fitness area and secure underground private parking with lift access.

Bramley enjoys a vibrant local community spirit along with its thriving village High Street where you will find a fine local butcher, greengrocer, supermarket, coffee shop, and post office. There are two public houses as well as a library, a historic church, and Bramley Golf Club. The village has regular bus links to Guildford, Godalming, and Cranleigh.

Guildford, only 3 miles north of Bramley, is the historic and vibrant county town of Surrey. With its cobbled High Street and riverside scenes, the town offers a comprehensive range of shopping, social, recreational, and educational facilities. The mainline station provides a fast commuter service to Waterloo in 38 minutes. Bramley is situated within the Surrey Hills and is surrounded by miles of beautiful open countryside, ideal for walking, cycling and horse riding.

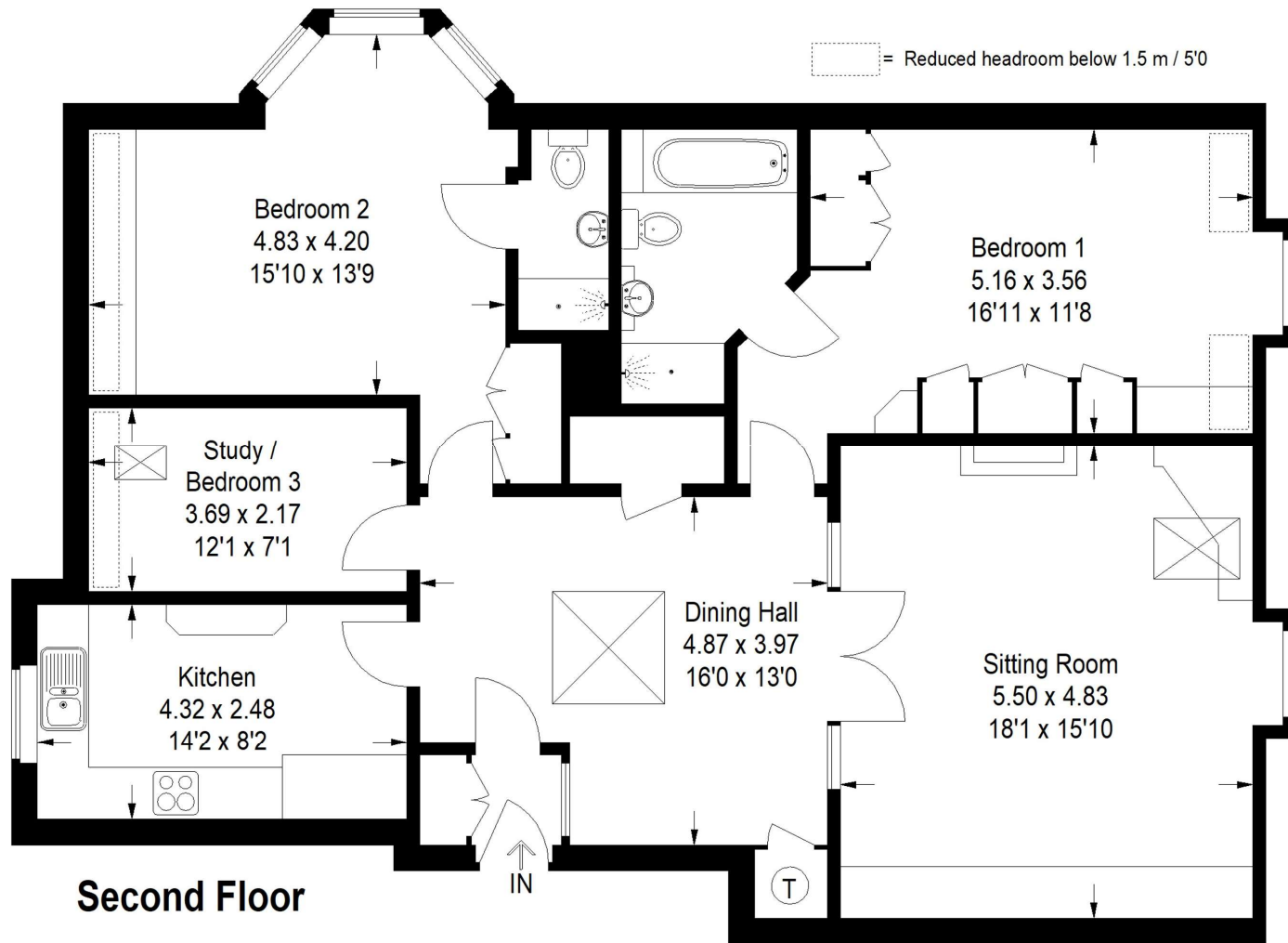
Simply put, this apartment is the ideal home in which to comfortably begin a new chapter of your life.





Bramley Grange, Horsham Road, Bramley

Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft



Second Floor

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.

Council tax band: G.

EPC rating: C.

Tenure: Leasehold, 956 years remain on the lease.

Annual service charge: £8928.

Ground Rent: £0

Viewings strictly by appointment:

Chantries & Pewleys Shalford

Richmond House, Station Road, Shalford
GU4 8BY

Tel: 01483 304344

Email: shalford@chantriesandpewleys.com

Website: chantriesandpewleys.com

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

