



High Street, Bramley, Guildford, Surrey GU5 0HB

 Chantries  
& Pewleys





# PROPERTY DESCRIPTION

**Guide Price: £285,000**

- Village Centre location.
- Grade 2 listed.
- Immaculately presented.
- Double bedroom.
- Large sitting room
- High-quality fitted kitchen.
- Private parking for 2/3 cars.
- No onward chain
- Leasehold – 983 remaining.
- Service Charge - £50pcm.

Nestled within the charming ambience of Bramley Village and forming part of the historic Old Grinstead estate, this grade II ground-floor apartment offers a blend of character and modern convenience.

The property features a spacious and bright interior, including a generously proportioned sitting room, a contemporary kitchen complete with granite countertops and integrated Bosch appliances, a double bedroom, and a luxurious bathroom. A convenient guest cloakroom adds further practicality. The flat benefits throughout from the warmth of wood flooring and efficient gas central heating.

Externally, within the confines of a gated rear courtyard, exclusive parking for 2/3 vehicles is provided, ensuring both security and convenience for residents.

Bramley Village itself is renowned for its vibrant community atmosphere, supported by a thriving high street hosting local amenities including a butcher, grocer, supermarket, and post office. Two popular pubs, a library, and a historic church contribute to the village's appeal. Regular bus services connect Bramley to nearby Guildford, Godalming, and Cranleigh, while the surrounding countryside offers ample opportunities for exploration and leisure.

Just 3.5 miles away lies the county town of Guildford, renowned for its picturesque, cobbled streets and riverside views. Guildford offers excellent shopping opportunities with three covered shopping centers, a variety of restaurants, and recreational facilities. Sports enthusiasts can enjoy the Spectrum Leisure Centre and Surrey Sports Park, while those seeking entertainment can indulge in the local theaters and Odeon Cinema.

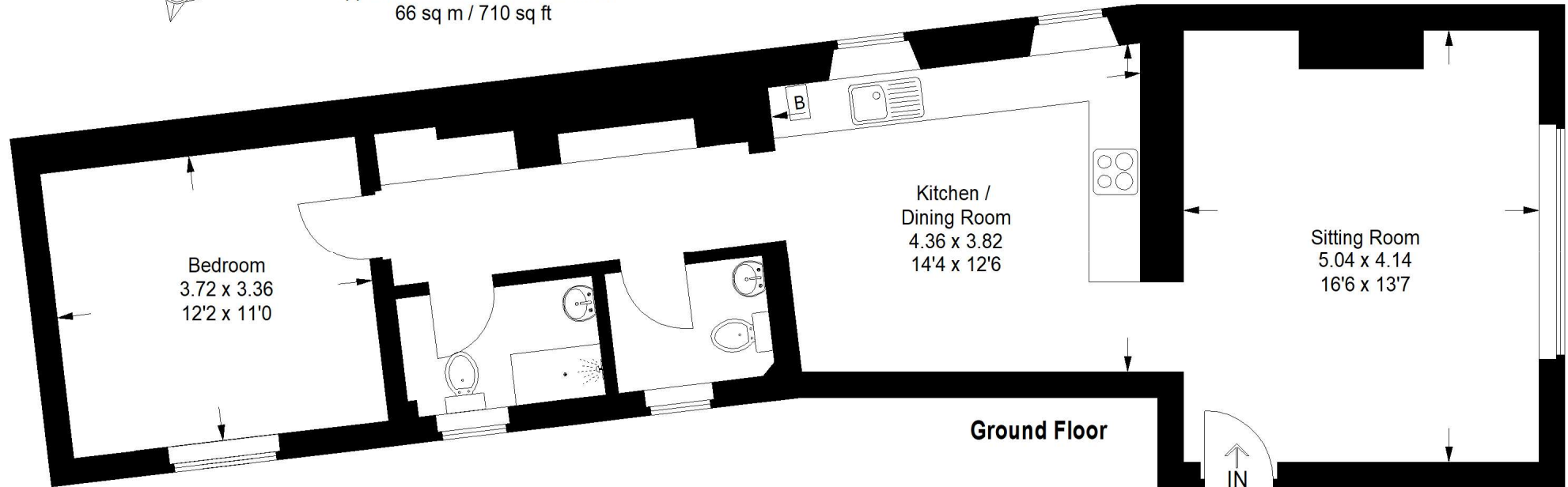


**Council tax band:C; EPC rating: N/A for listed buildings.**



## High Street, Bramley

Approximate Gross Internal Area  
66 sq m / 710 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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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.





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ESTATE AGENTS

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