



Linersh Wood, Bramley, Guildford, Surrey

 Chantry
& Pewleys





Property Description

Guide Price: £1,250,000



Set within glorious grounds, this impressive detached five-bedroom family home is situated in the highly coveted Linersh Wood, just a stone's throw from Bramley High Street. Recently refurbished to a high standard, the property offers generously proportioned and adaptable accommodation.

One of the most striking aspects of The Dell is its impressive open-plan kitchen/dining room. This light-filled contemporary space features Crittal-style French doors that open onto an expansive paved terrace, providing delightful garden views. The ground floor also includes a generously sized sitting room with a contemporary wood-burning stove, a separate family room, a utility room, and a spacious guest suite, offering flexible living arrangements.

Upstairs, you will find four well-proportioned bedrooms and a modern family bathroom.

What truly sets this house apart is its outdoor area; a substantial lawn serves as a centrepiece of the rear garden, complemented by mature shrubs and plants adding to its charm. At the end of the rear garden lies a natural section which abuts a stream at the woodland's edge; a truly enchanting backdrop to this idyllic Surrey home.

Linersh Wood is an attractive tree-lined no-through road of individual houses, ideally located within a level walk of Bramley High Street. Here the amenities include two small supermarkets, two pubs, a library, a butcher's, a restaurant and a Fish and Chip shop. Guildford, with its historic High Street and excellent shops, is just 3.75 miles north, offering a fast train service to Waterloo in under 38 minutes. The surrounding countryside provides scenic walking routes, and the Downs Link which runs parallel to Linersh Wood, provides a long-distance bridleway and cycle path from Guildford to the south coast. There are many popular schools in the area including St Catherine's School for girls within a short walk.

Council tax band: G; Tenure: freehold; EPC rating: C.

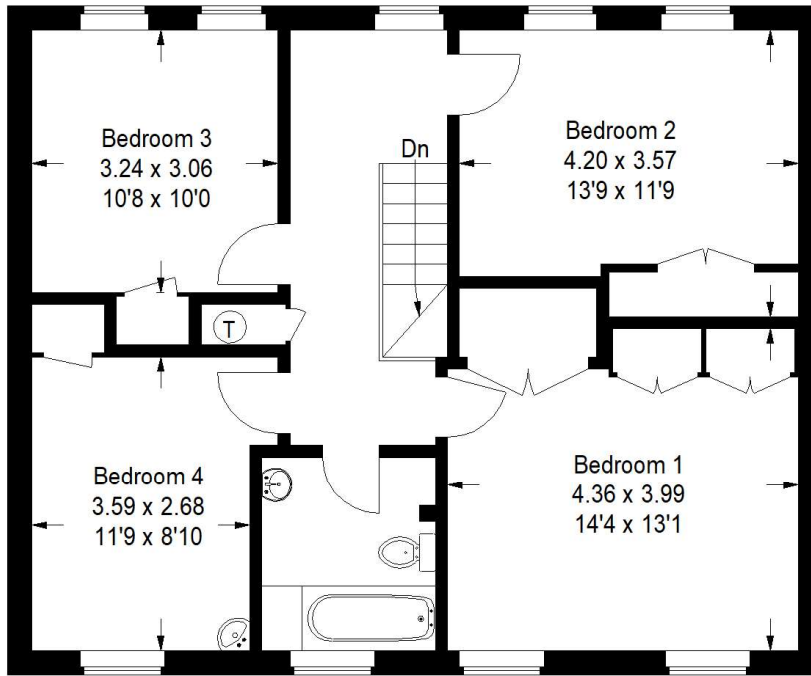






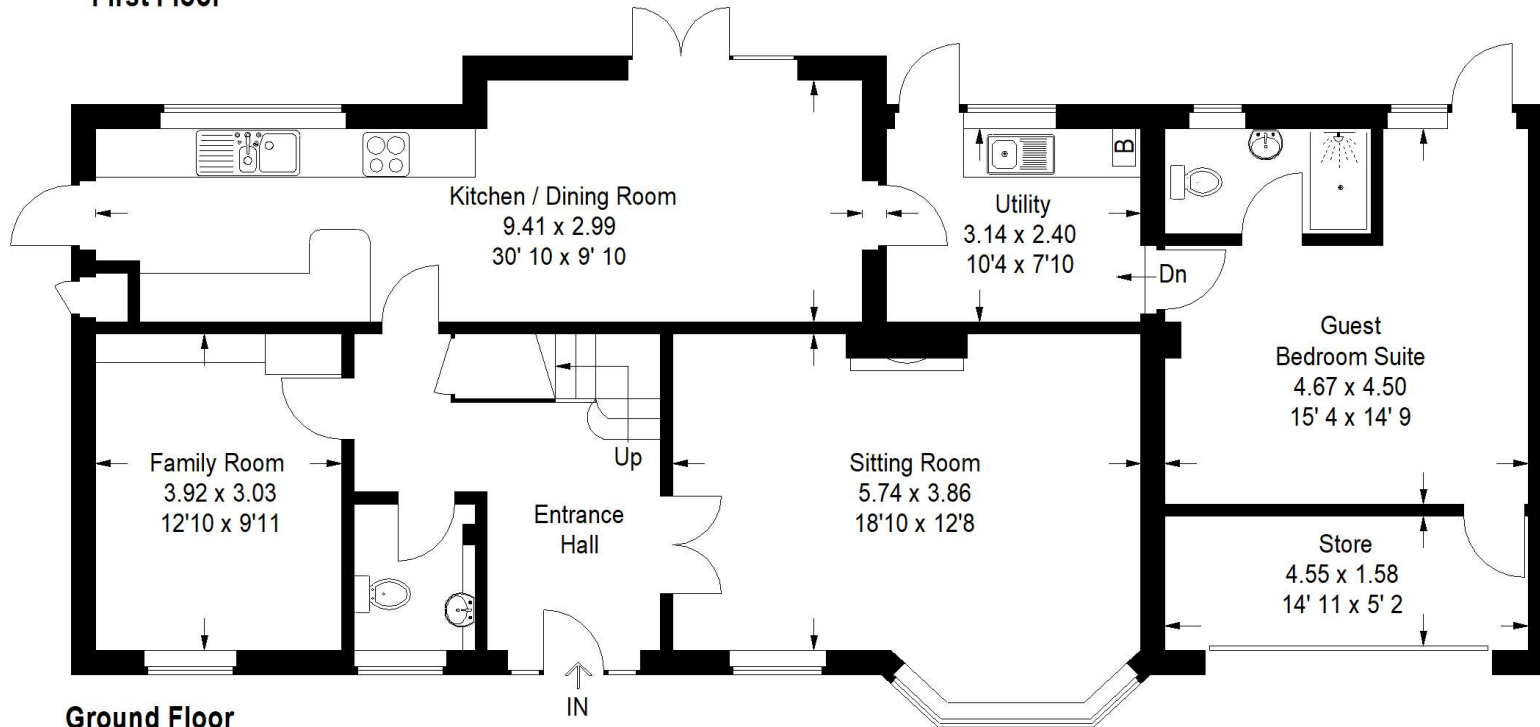
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Approximate Gross Internal Area
Ground Floor (Including Store) = 119.3 sq m / 1284 sq ft
First Floor = 73.1 sq m / 787 sq ft
Total = 192.4 sq m / 2071 sq ft



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.

First Floor



Ground Floor



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Office 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Office 01483 405222
guildford@chantriesandpewleys.com

Merrow Office 01483 347100
merrow@chantriesandpewleys.com

Shalford Office 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 fixings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.

