



Linersh Wood, Bramley, Guildford, Surrey

 Chantries
& Pewleys





Property Description

Guide Price: £1,200,000



Nestled in a prime central village location on a sought-after road, this detached four-bedroomed property graces a spacious plot. Ewhurst exudes the charm of a cherished home, meticulously maintained and comfortably presented, whilst offering new owners the potential for further renovation and extension, subject to planning permissions.

The property presents generous living space exceeding 2300 sqft. On the ground floor, a spacious dining room with a delightful view over the front garden leads to a well-proportioned kitchen and separate utility room. The thoughtfully designed kitchen offers a seamless view through to the family room, featuring sliding doors that open onto the captivating rear garden. Additionally, there's a study, cloakroom, and separate sitting room, again conveniently offering access to the rear garden through sliding doors.

Upstairs, you'll discover four well-proportioned bedrooms, highlighted by the master bedroom with a delightful vista across the gardens and an ensuite. The remaining bedrooms are serviced by the family bathroom.

Beyond the interiors, the property's outdoor area is truly enchanting. A substantial lawn serves as the centrepiece of the rear garden, complemented by mature trees, shrubs, and plants that enhance its allure. Additionally, a generous patio offers ample space for relaxation and alfresco dining. Convenient parking and storage options are available with a single garage and private driveway.

Linersh Wood, an attractive tree-lined no-through road, offers a serene setting within a level walk of Bramley High Street. Bramley enjoys a vibrant local community spirit along with its thriving high street where a local butcher, grocer, supermarket and post office can be found. There are two popular pubs as well as a library and historic church. The village has regular bus links to Guildford, Godalming and Cranleigh. There is an excellent selection of schools in the area in both the state and private sectors, including St.Catherine's school for Girls.

The historic town of Guildford, with its famous cobbled High Street and castle, provides an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants.

Council tax band: G; **Tenure:** freehold; **EPC rating:** D.

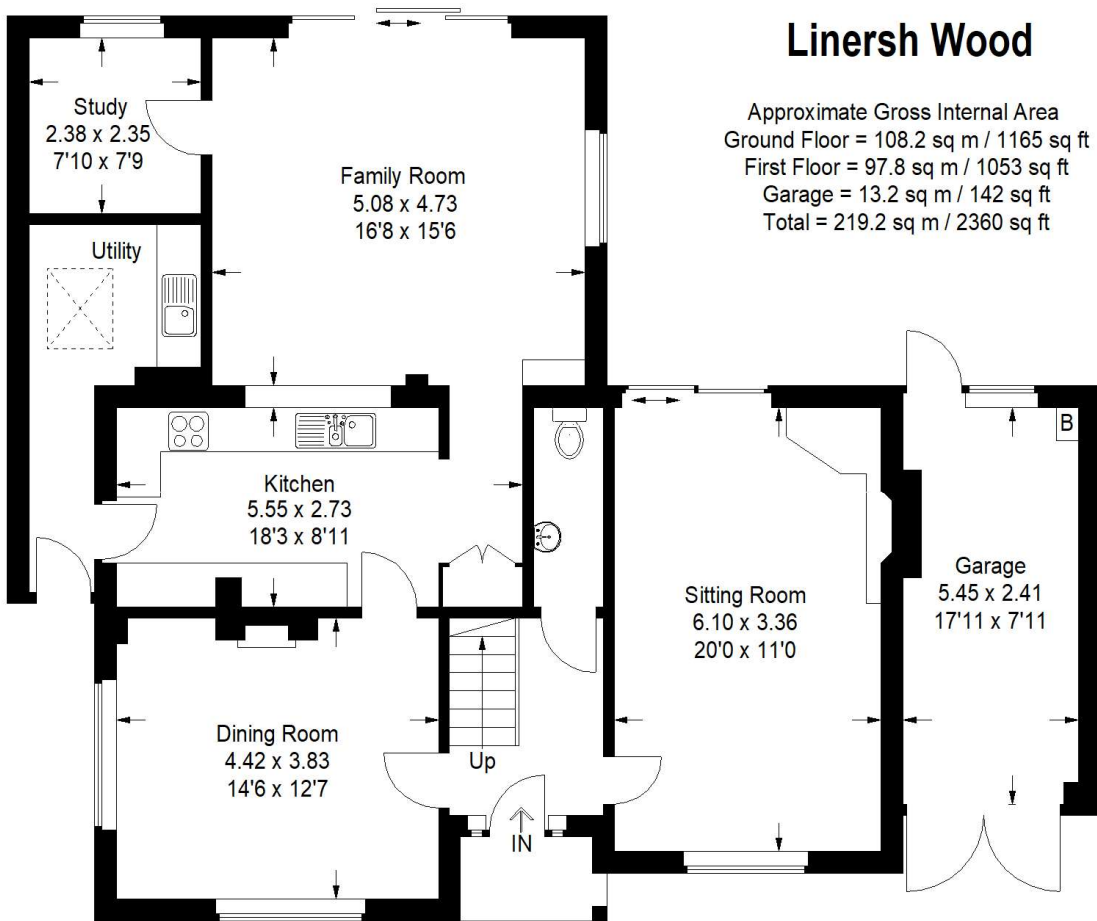




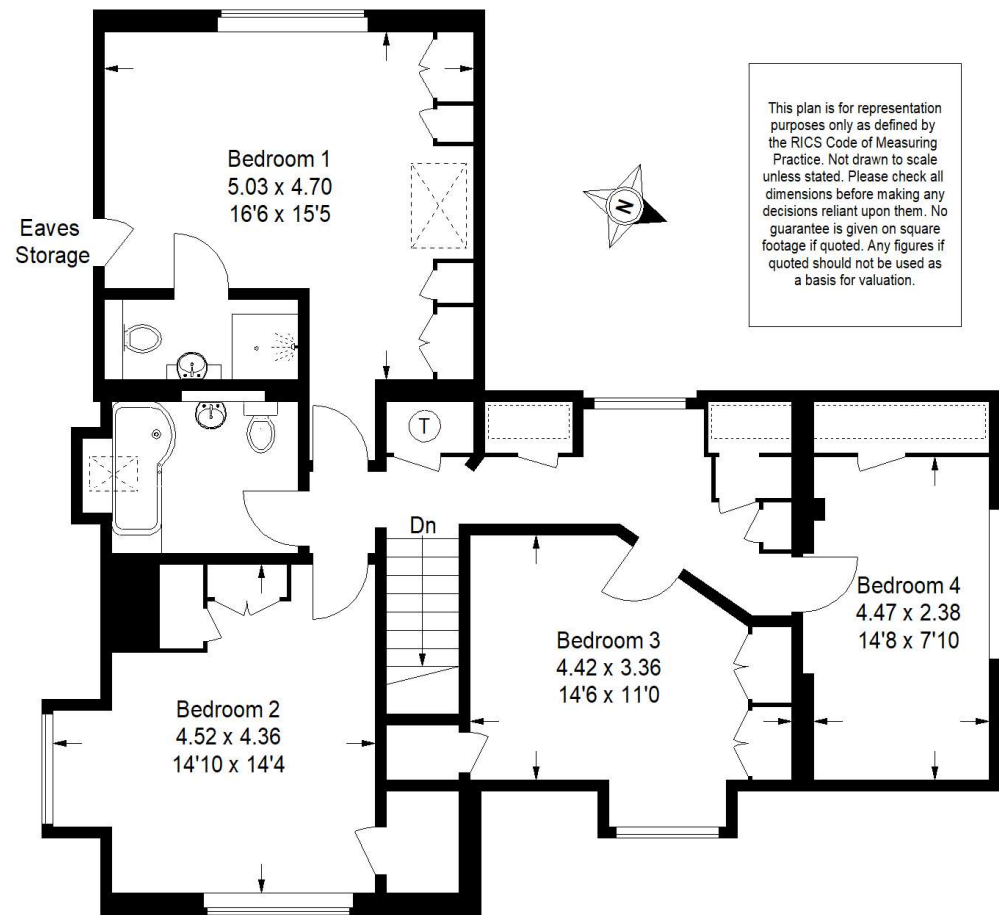


Linersh Wood

Approximate Gross Internal Area
Ground Floor = 108.2 sq m / 1165 sq ft
First Floor = 97.8 sq m / 1053 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 219.2 sq m / 2360 sq ft



Ground 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.

First Floor



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

