



Gosden Common, Bramley, Surrey

 Chantry
& Pewleys





Property Description

Guide Price: £1,350,000



Situated on the edge of Gosden Common, set back from the road, this unique, detached, five-bedroomed home has undergone meticulous refurbishment and extension, blending timeless charm with modern luxury.

Impeccably designed, the property showcases a spacious, hand-built bespoke kitchen with astonishingly high ceilings - a result of the ingenious decision to add a split level during the extension build. This architectural feat not only hugely enhances the sense of space but is also complemented by a full stretch of worktop-to-ceiling windows, flooding the room with natural light, and offering an uninterrupted view of the garden. An adjacent utility room and elegant dining room ensure convenience and practicality whilst a cosy sitting room, adorned with exposed beams and a modern log burner, offers a tranquil retreat. Convenience meets comfort with a guest bedroom and ensuite, complete with ample storage. Nearby, a WC and cloakroom complete the ground floor.

Upstairs, there are four additional bedrooms, the master bedroom offers delightful views from its Juliet balcony and boasts a vaulted ceiling, a walk-in wardrobe, and an ensuite with a separate bath and shower. The other three double bedrooms are well-proportioned and serviced by a contemporary family bathroom featuring a double-width shower and a corner bath.

Outside, the property boasts a single garage and adjacent driveway, providing ample parking space. A private patio to the rear of the house invites al fresco dining and relaxation amidst mature gardens, thoughtfully landscaped and mainly laid to lawn; all embraced by a charming tree-lined stone wall. A secret garden adorned with fruit trees is tucked away behind spacious outbuildings. Additionally, a tranquil and energy-efficient home office is nestled at the end of the garden.

Bramley, nestled in the Surrey Hills, boasts scenic countryside perfect for outdoor activities like walking, cycling, and horse riding. The village offers convenient amenities, including shops, pubs, and a golf club. With several nearby stations within three miles, commuting is made easy. Nearby Guildford provides a vibrant town atmosphere with extensive shopping and entertainment options, along with excellent local schools. Guildford's mainline railway station offers a quick commute to London Waterloo in approximately 38 minutes.

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









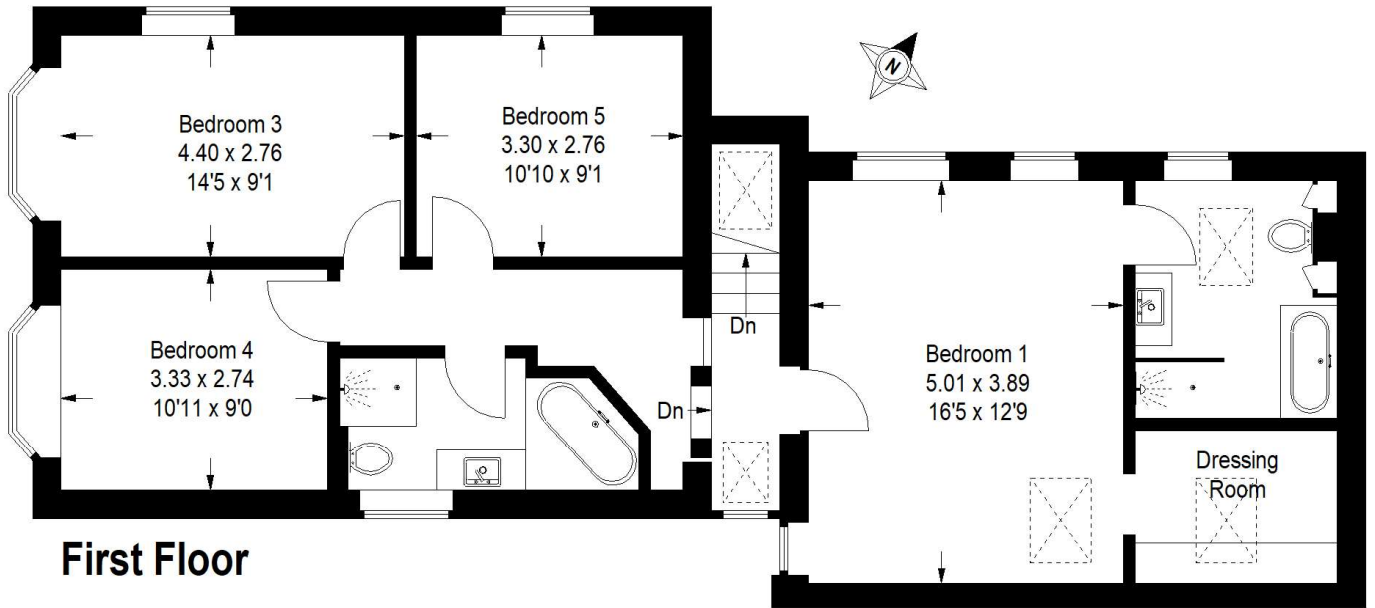
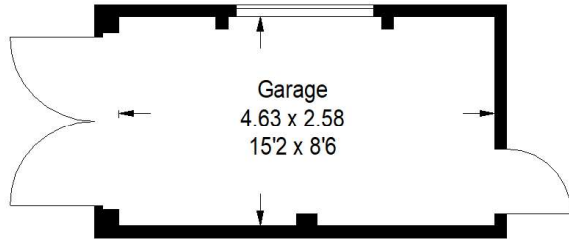




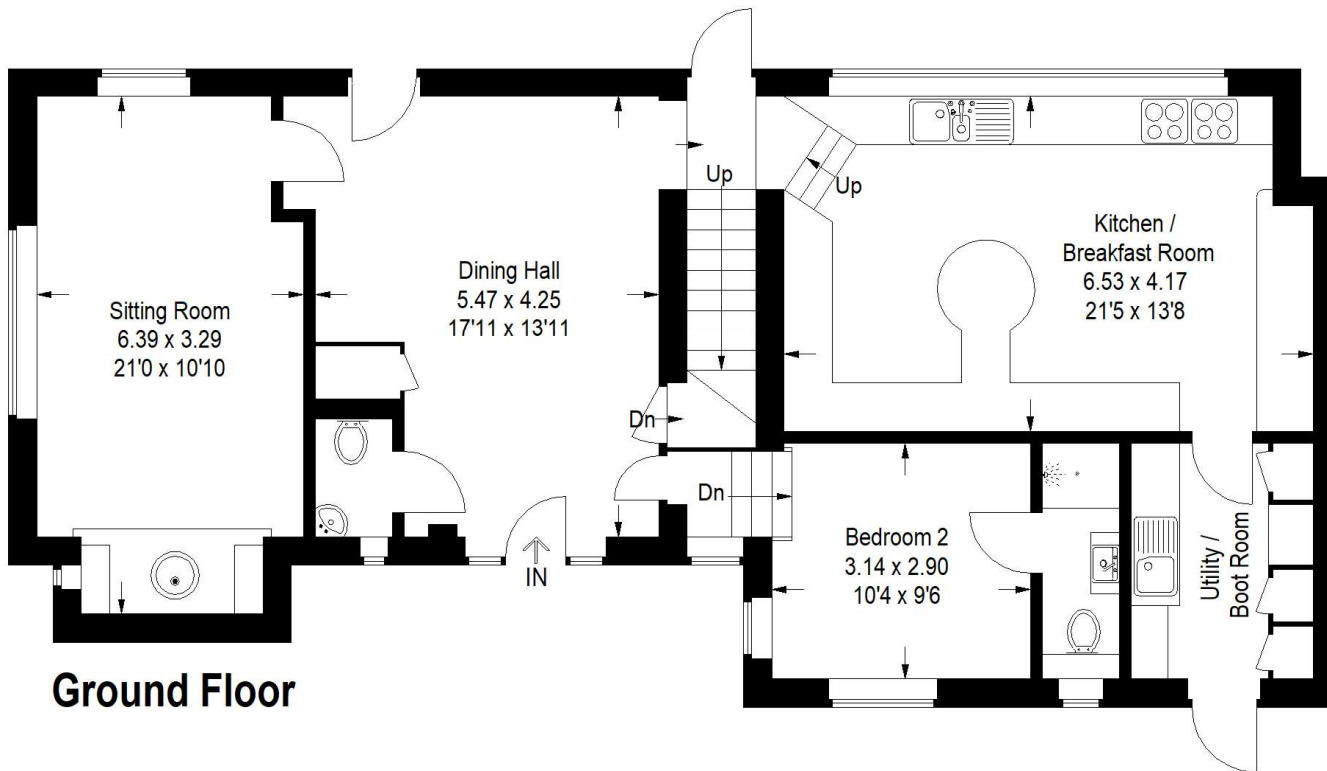


Gosden Common

Approximate Gross Internal Area
 Ground Floor = 100.7 sq m / 1084 sq ft
 First Floor = 83.2 sq m / 895 sq ft
 Outbuilding (Including Garage) = 42.9 sq m / 462 sq ft
 Total = 226.8 sq m / 2441 sq ft

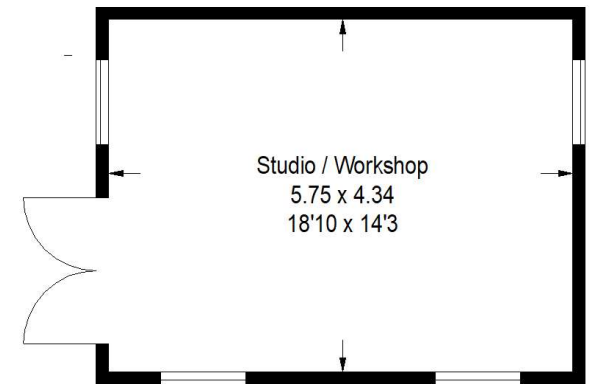
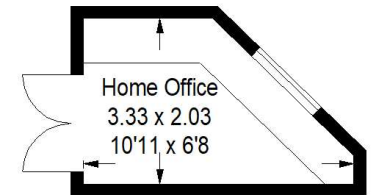


First Floor



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.



(Not in position)



Chantries & Pewleys

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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.

