



Drodges Close, Bramley, Surrey

 Chantryes
& Pewleys





Property Description

Guide Price: £695,000

Brought to the market with no onward chain, this enhanced and extended semi-detached house is nestled in a semi-rural location, just a short walk from Bramley Village Cricket Green. It offers well-proportioned accommodation and a spacious private garden.

The main living area boasts a bright, open-plan kitchen and dining space with direct views of and access to the garden. A separate sitting room offers a relaxing retreat from the heart of the home. The top two floors feature four bedrooms, including a master suite on the second floor with an ensuite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Outside, a garage and driveway with an EV wall charger offer ample parking and storage. The generously sized rear garden and patio provide an ideal space for outdoor entertaining and enjoyment.

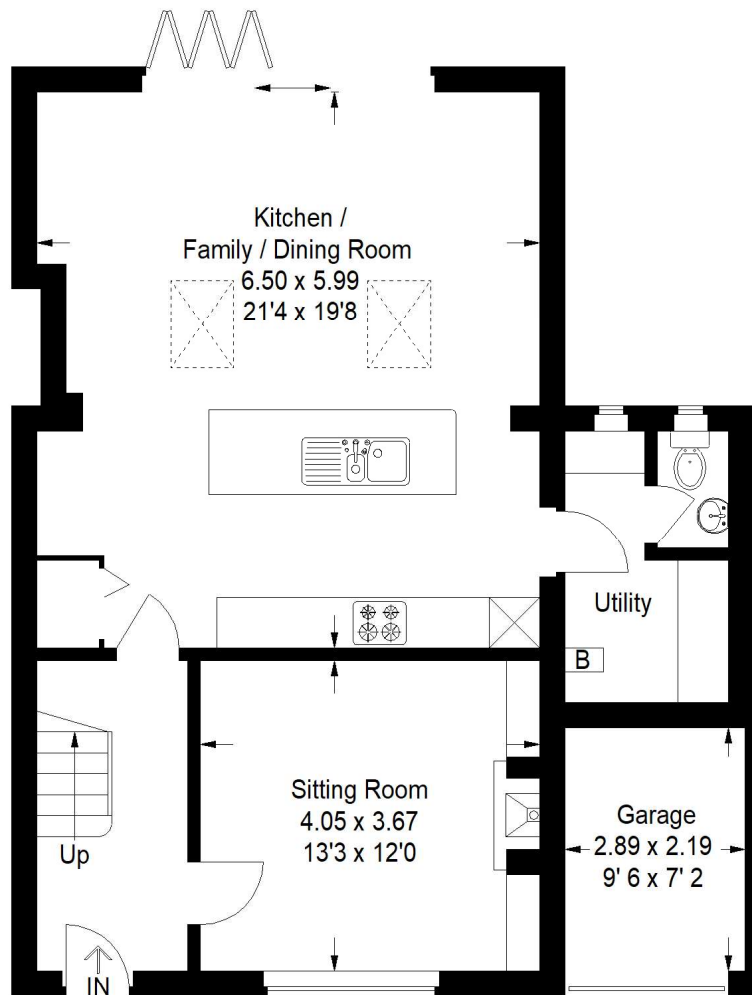
Bramley enjoys a vibrant local community spirit along with its thriving high street where a fine local butcher, grocer, supermarket, coffee shop, and post office can be found. There are two popular pubs as well as a library and historic church. The village has regular bus links to Guildford, Godalming, 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.

Guildford is approximately two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford mainline station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.

Council tax band: C; Tenure: Freehold; EPC rating: C.





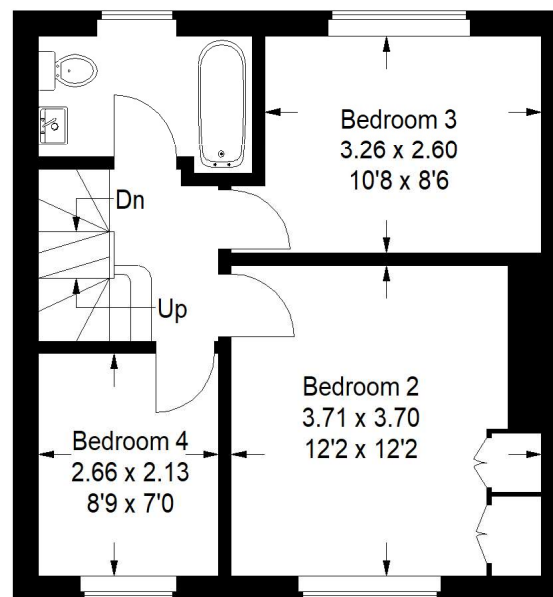


Ground Floor

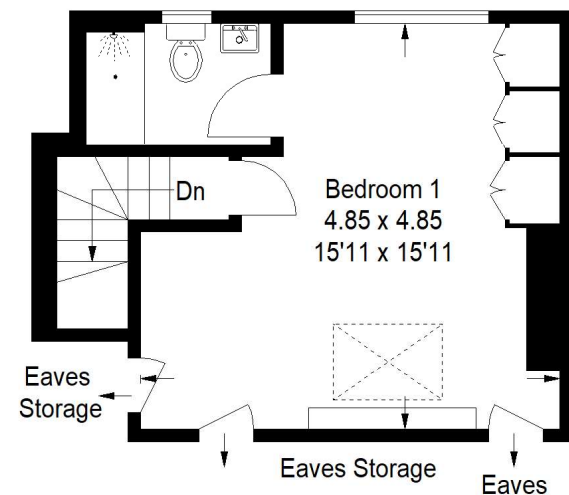
Drodges Close

Approximate Gross Internal Area
 Ground Floor = 78.1 sq m / 840 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Second Floor = 27.3 sq m / 294 sq ft
 Total = 144.1 sq m / 1550 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



Second Floor





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

