



Linersh Wood Close, Bramley, Surrey

 Chantries
& Pewleys



Property Description

Guide Price: £1,300,000



Set in glorious grounds, this impressive four-bedroom detached family home is located within the much sought-after Linersh Wood. Just a stone's throw from Bramley High Street, this property exudes elegance and charm, with character hard to find in modern houses.

Half-tile hung, this property is characterised by a central, front-facing gable with a feature window below, providing a highly appealing aesthetic from the road. The interior is generously proportioned and immaculately presented and features an impressively large, open-plan kitchen/diner/family room to the rear. This space is flooded with light thanks to the three sets of bifold patio doors which open out onto the garden, seamlessly blending your indoor and outdoor spaces. Adjacent to the spacious kitchen is a handy utility that conveniently allows internal garage access. To the front of the property, a delightful sitting room offers a quiet retreat from the bustle of the functional living space to the rear. A downstairs cloakroom and understairs storage cupboard complete the ground floor. Stairs from the entrance hall lead up to the first-floor landing where there are four, well-proportioned bedrooms and the family bathroom. The master bedroom, with a luxurious ensuite, offers the perfect vantage point over the garden.

Outside, to the front of the property, a gravel-gated driveway welcomes you with ample parking. To the rear, the garden is a real highlight; a substantial lawn area provides a focal point, sympathetically accented by mature shrubs and plants. A charming patio offers the ideal setting for relaxation and entertaining. Beyond the hedge at the garden's end lies a spacious fenced area, where two large sheds await, offering ample garden storage or potential workshop/home office space. A back gate provides direct access to the downlink.

Council tax band: E; **Tenure:** freehold; **EPC rating:** N/A.























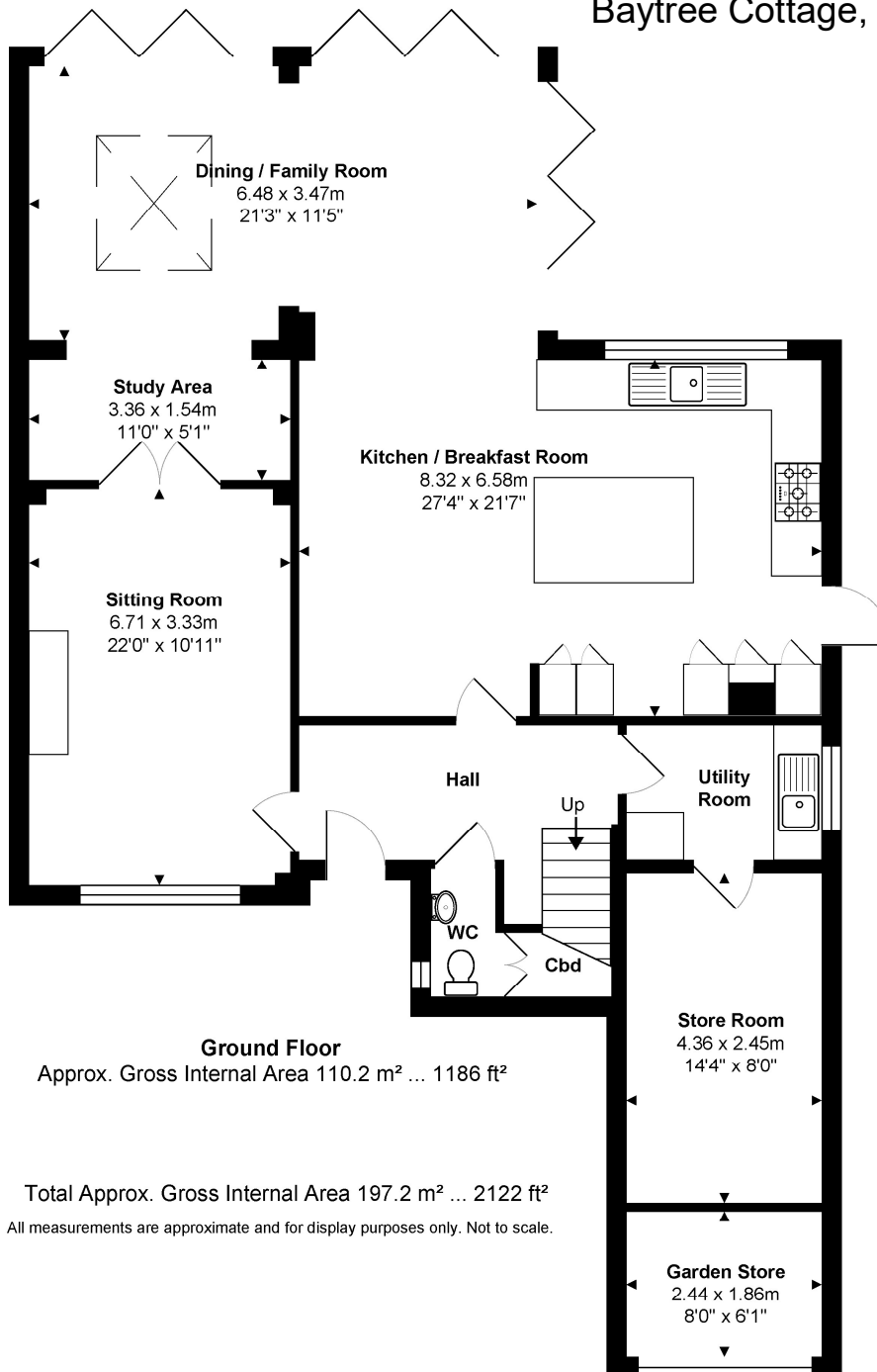






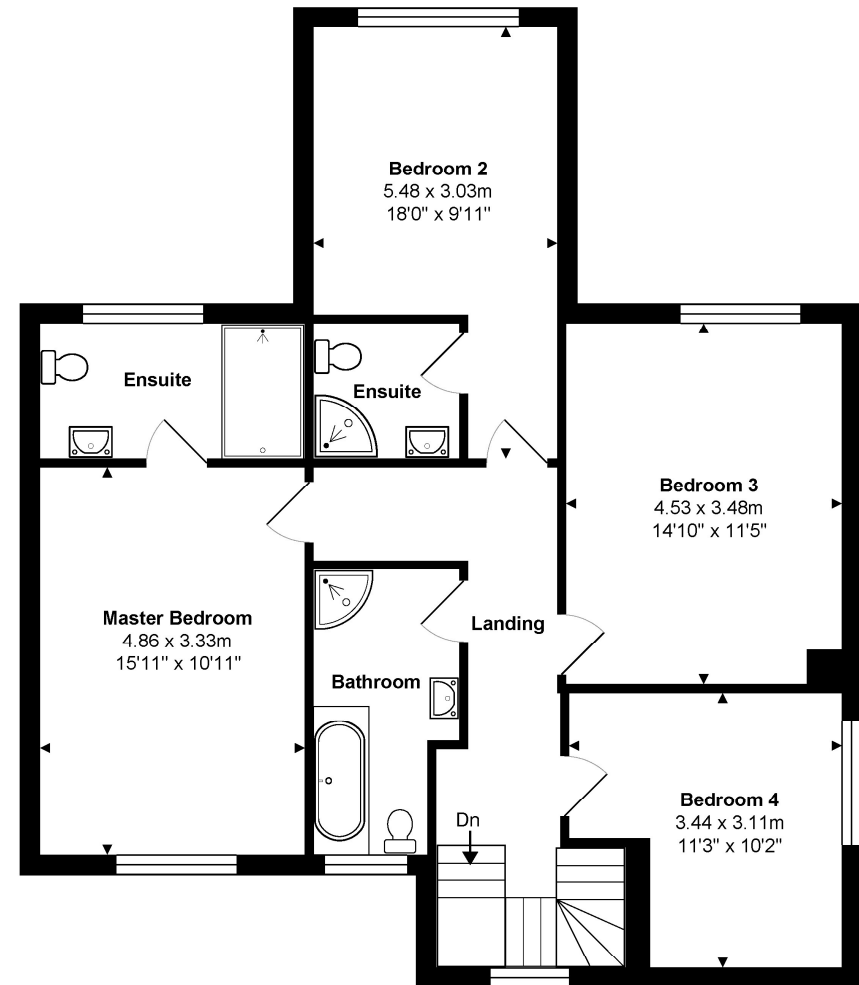


Baytree Cottage, Linersh Wood Close

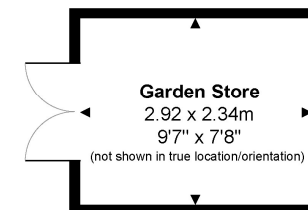
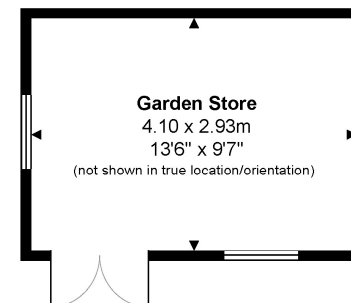


Total Approx. Gross Internal Area 197.2 m² ... 2122 ft²

All measurements are approximate and for display purposes only. Not to scale.



1st Floor
Approx. Gross Internal Area 87.0 m² ... 936 ft²





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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.

