



Stantons Wharf  
Bramley, Guildford, Surrey









## Property Description

**Guide Price: £495,000**

Tucked away at the end of a private cul-de-sac, this semi-detached two-bedroom home offers a flexible and modern living environment.

On the ground floor, you'll find an entrance hallway, a well-appointed kitchen, and a second bedroom, complete with an ensuite shower room. The living room features a cozy log burner and leads into a spacious dining/family room with French doors that open out onto a secluded garden. The garden itself is easy to maintain, with artificial grass, established borders, a patio, and a private seating area, along with side gate access.

Upstairs, the main bedroom includes built-in storage and has direct access to the bathroom. The brick-built garage has been partially converted into a practical home office space while still providing storage, making it ideal for those working from home. Off-street parking is conveniently located in front of the garage. Additional features include gas central heating and double glazing throughout. Located on the outskirts of Guildford, this property is perfect for those seeking a peaceful setting with nearby woodland walks while remaining close to local amenities.

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.

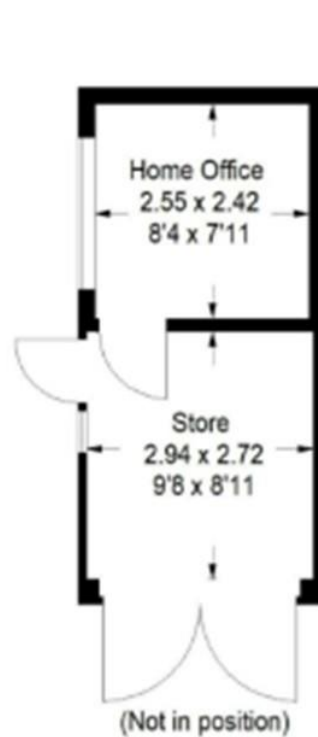
Guildford is approximately two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford mainline station provides a fast and regular service to London Waterloo in 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: E; Tenure: freehold; EPC rating: C.**  
**Service Charge: £200 pa**





# Stantons Wharf, Bramley GU5



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.



Approximate Gross Internal Area  
Ground Floor = 56 sq m / 603 sq ft  
First Floor = 28 sq m / 301 sq ft  
Home Office / Store = 15.3 sq m / 165 sq ft  
Total = 99.3 sq m / 1069 sq ft

Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
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Merrow Sales 01483 347100  
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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.





# Chantries & Pewleys

ESTATE AGENTS

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