



Pippins Hatch, 19 Linersh Wood Close, Bramley GU5 0EG



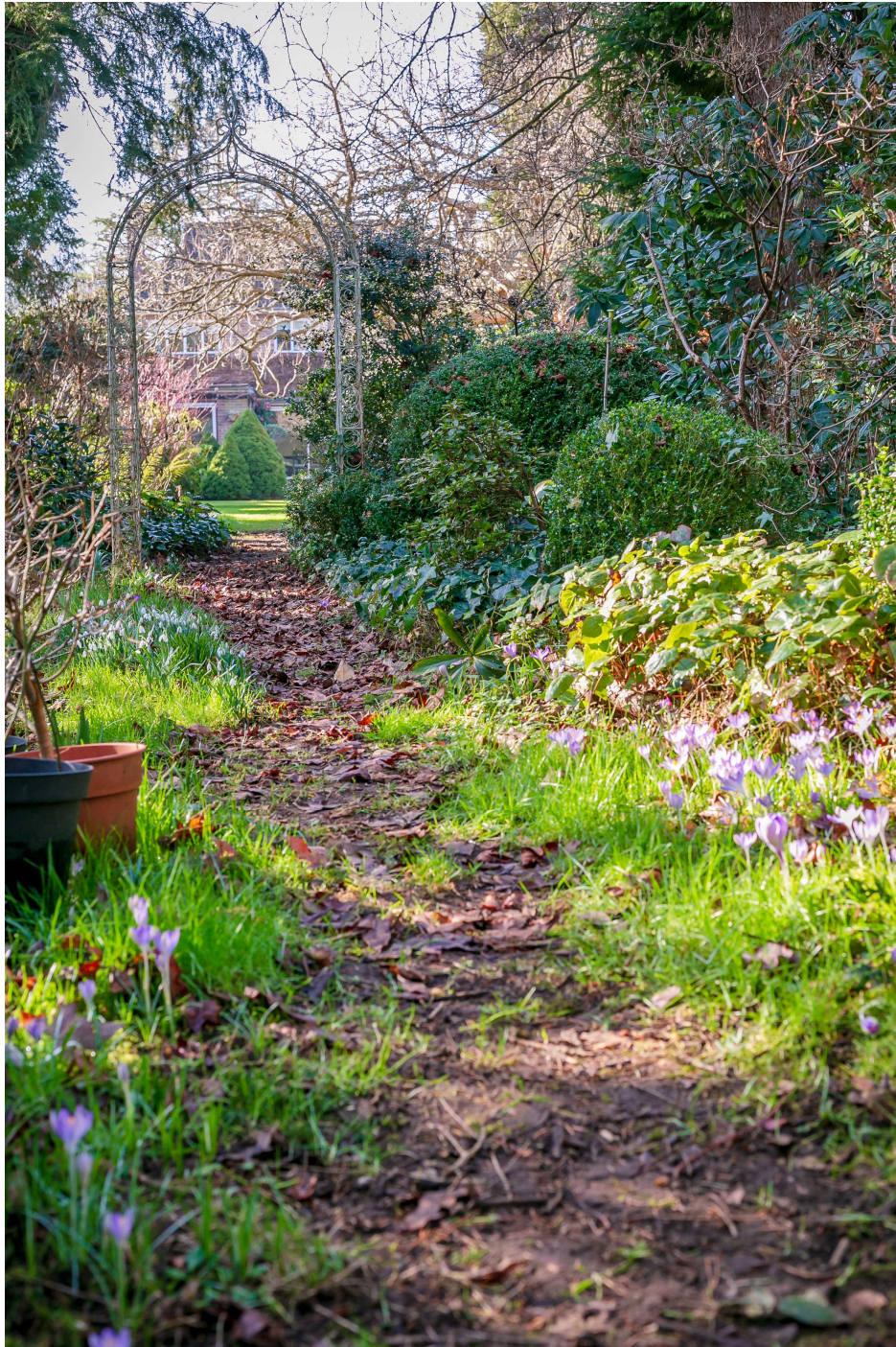


Property Description

- Detached house in a sought after residential area.
- Beautiful gardens leading down to peaceful woodlands.
- Close to excellent schools and the village centre.
- 2 reception rooms, including a 28ft Sitting room.
- Attached garage.
- Further scope to modernise and to extend subject to planning permission.
- Council tax band: G; Tenure: freehold; EPC rating:

Seize your chance to secure a dream home in the much sought after Linersh Wood. This attractive, detached family home exudes elegance and charm, with a character hard to find in modern houses. Set in glorious grounds, this half-tile hung 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 immaculately presented and features a large, triple aspect sitting room with a central fireplace, leadlight windows and patio doors to the rear garden. The separate dining room, also overlooking the garden, is accented by a high-quality herringbone wooden floor. Adjacent to the dining room is the kitchen which has a comprehensive range of wall and base units. A generously sized entrance hall provides a real sense of space, with stairs leading up to the first-floor landing where there are three, well-proportioned bedrooms. The family bathroom benefits from both a bath and separate shower unit. Where this house really excels is the outside space; a substantial lawn area provides a focal point to the rear garden, sympathetically accented by mature shrubs and plants. The end of the rear garden leads to your own natural woodland which abuts a stream at the woodland's end; a truly magical backdrop to an idyllic Surrey home





The Area

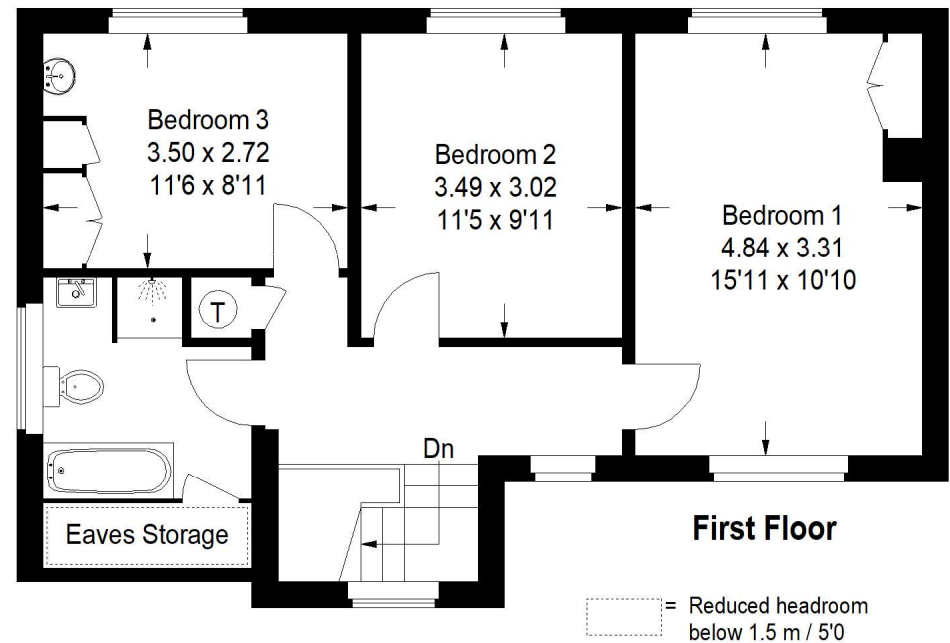
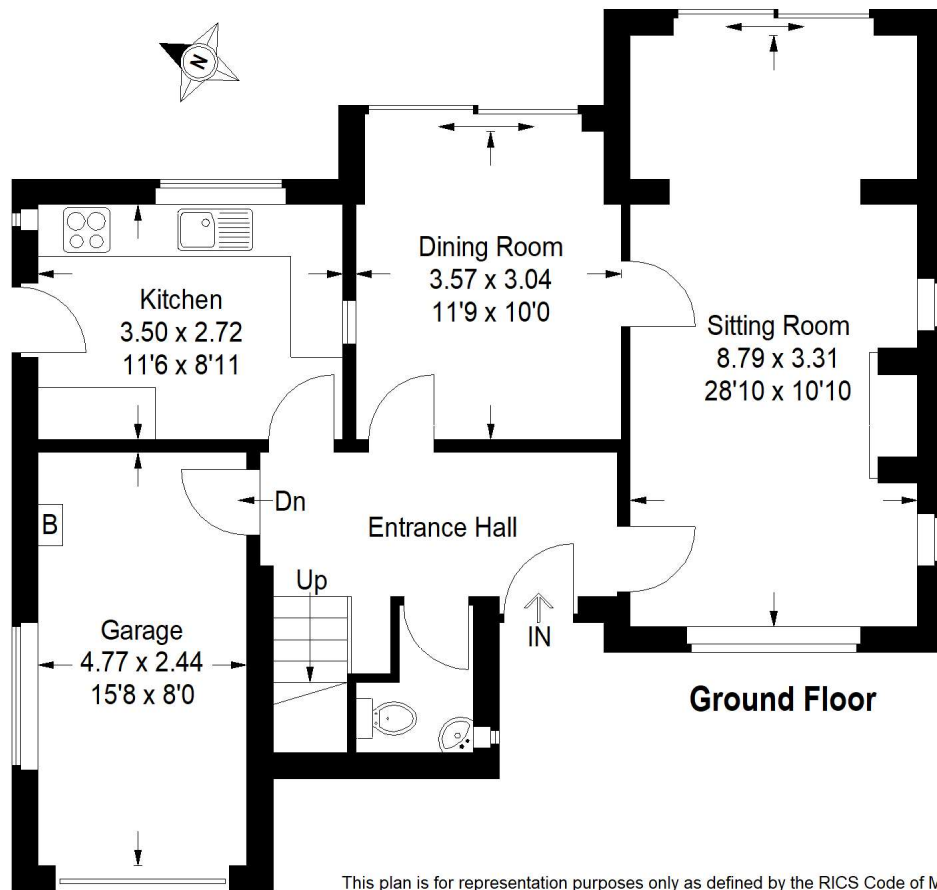
Bramley offers a vibrant local community spirit along with its thriving high street where a local butcher, grocer, supermarket and post office can be found. There are two very popular pubs as well as a library and historical church. The village has regular bus links into Guildford, Godalming and Cranleigh. 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, is approximately 3 miles, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 railway stations in Guildford and from the main station there is a regular and fast service to London Waterloo taking approximately 37 minutes. The A3 is easily reached for access to the M25 and the wider motorway network. London, the south coast, Heathrow and Gatwick airports are all within an hour's drive.



Linersh Wood Close, Bramley

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 69.1 sq m / 744 sq ft
 First Floor = 55.8 sq m / 601 sq ft
 Total = 124.9 sq m / 1345 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.



Chantries
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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.