



**Chantries
& Pewleys**



Linersh Wood
Bramley



INTRODUCING

The Dell

16 LINERSH WOOD, BRAMLEY,
GUILDFORD, SURREY, GU5 0EE

Set within glorious grounds, this impressive family home is situated in the highly coveted Linersh Wood, just a stone's throw from Bramley High Street. Recently refurbished to a high standard, the property offers generously proportioned and adaptable accommodation.



5 BEDROOMS



4 RECEPTION ROOMS



KITCHEN/DINING ROOM



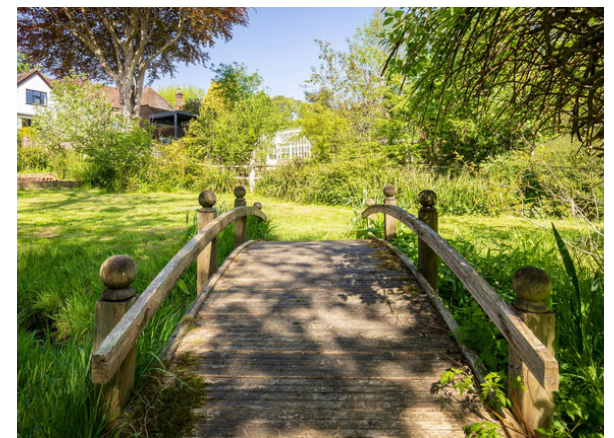
WONDERFUL GARDEN

**Tenure: Freehold
Council Tax Band: G
EPC: C**



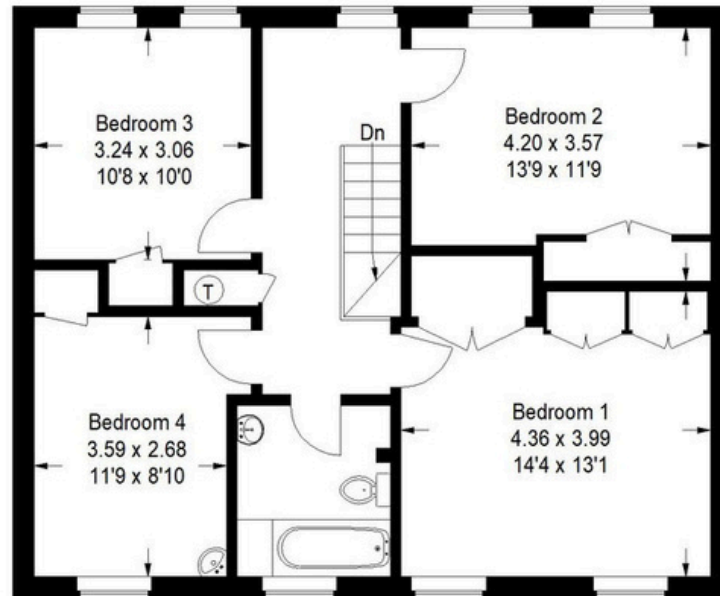






Linersh Wood, Bramley

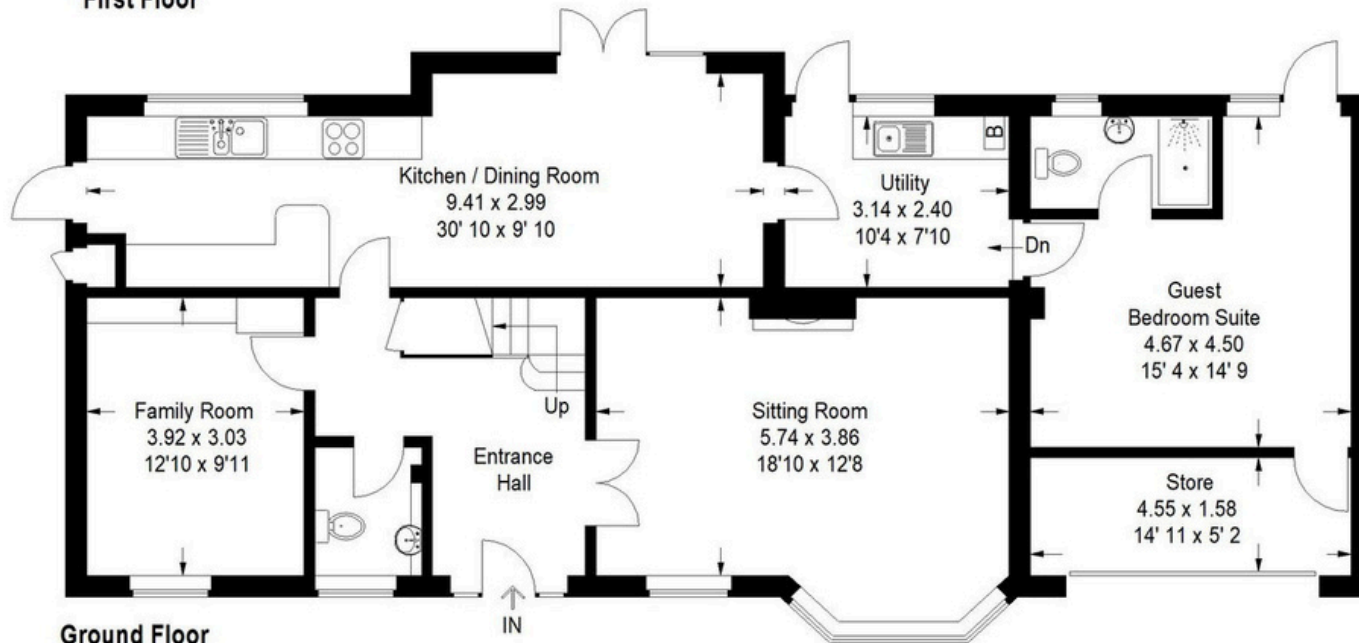
Approximate Gross Internal Area
 Ground Floor (Including Store) = 119.3 sq m / 1284 sq ft
 First Floor = 73.1 sq m / 787 sq ft
 Total = 192.4 sq m / 2071 sq ft



First 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.



Ground Floor



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