

# 57 LINERSH WOOD

Bramley



Chantries  
& Pewleys  
ESTATE AGENTS

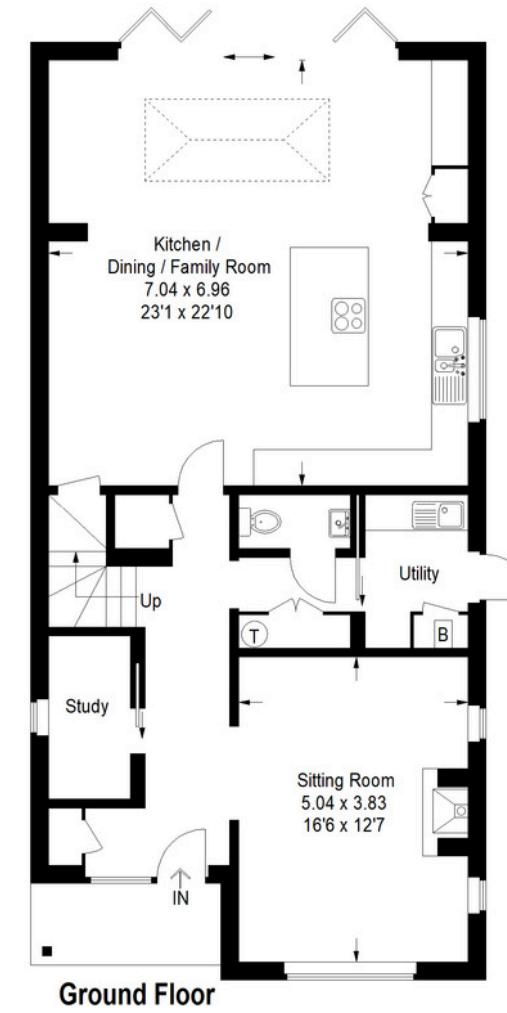


# AT A GLANCE

- Modern detached home
- Open plan living/dining room
- Underfloor heating throughout the house
- South-West facing garden
- Home office
- Solid concrete structure - ground & first floor
- Direct access to Downs Link footpath
- Kitchen with integrated Miele appliances



Tenure: Freehold. Council Tax Band: G. EPC: B



Kitchen /  
Dining / Family Room  
7.04 x 6.96  
23'1 x 22'10

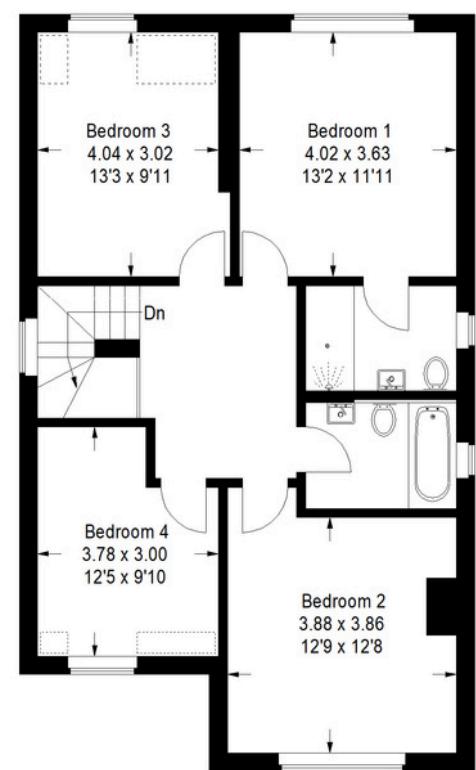
Study  
Up  
IN

Sitting Room  
5.04 x 3.83  
16'6 x 12'7

Utility

Ground Floor

## Linersh Wood, Bramley



Bedroom 3  
4.04 x 3.02  
13'3 x 9'11

Bedroom 1  
4.02 x 3.63  
13'2 x 11'11

Bedroom 2  
3.88 x 3.86  
12'9 x 12'8

Bedroom 4  
3.78 x 3.00  
12'5 x 9'10

Bathroom  
1.80 x 1.20  
5'11 x 3'11

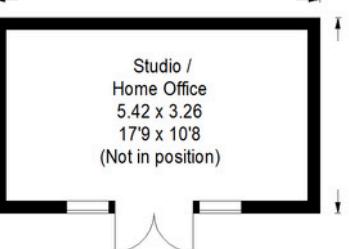
Studio /  
Home Office  
5.42 x 3.26  
17'9 x 10'8  
(Not in position)

Dn

First Floor

= Reduced headroom  
below 1.5 m / 5'0

Approximate Gross Internal Area  
Ground Floor = 100.4 sq m / 1081 sq ft  
First Floor = 78 sq m / 839 sq ft  
Studio / Home Office = 14.2 sq m / 153 sq ft  
Total = 192.6 sq m / 2073 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.

# FROM THE AGENT

This house has a sense of ease the moment you step inside. It's clearly been designed with real thought, not just for how it looks, but for how it works day to day. The flow from room to room feels natural, and the main kitchen, dining and family space is a genuine heart of the home — light-filled, welcoming and perfectly set up for both busy family life and relaxed entertaining.

Toni Humphreys



# WELL BALANCED

At the front of the property is a spacious sitting room with a limestone fireplace and log burner. A main feature of the property is the fabulous kitchen / dining / family room with large island/breakfast bar made from a mixture of solid wood and stone. The kitchen offers a stylish range of units and integrated Miele appliances and includes built-in ceiling speakers (also fitted in the sitting room and en-suite bathroom).

The spacious open-plan design offers flexibility with a family area perfect as a play area or entertaining space, and dining space complete with an impressive roof lantern and smart bi-folding doors.

The doors open to the rear garden and create a perfect extended entertaining space from the dining area to the large rear terrace. This floor also benefits from a study, downstairs W.C. and utility room.



# BEDROOMS & BATHROOM

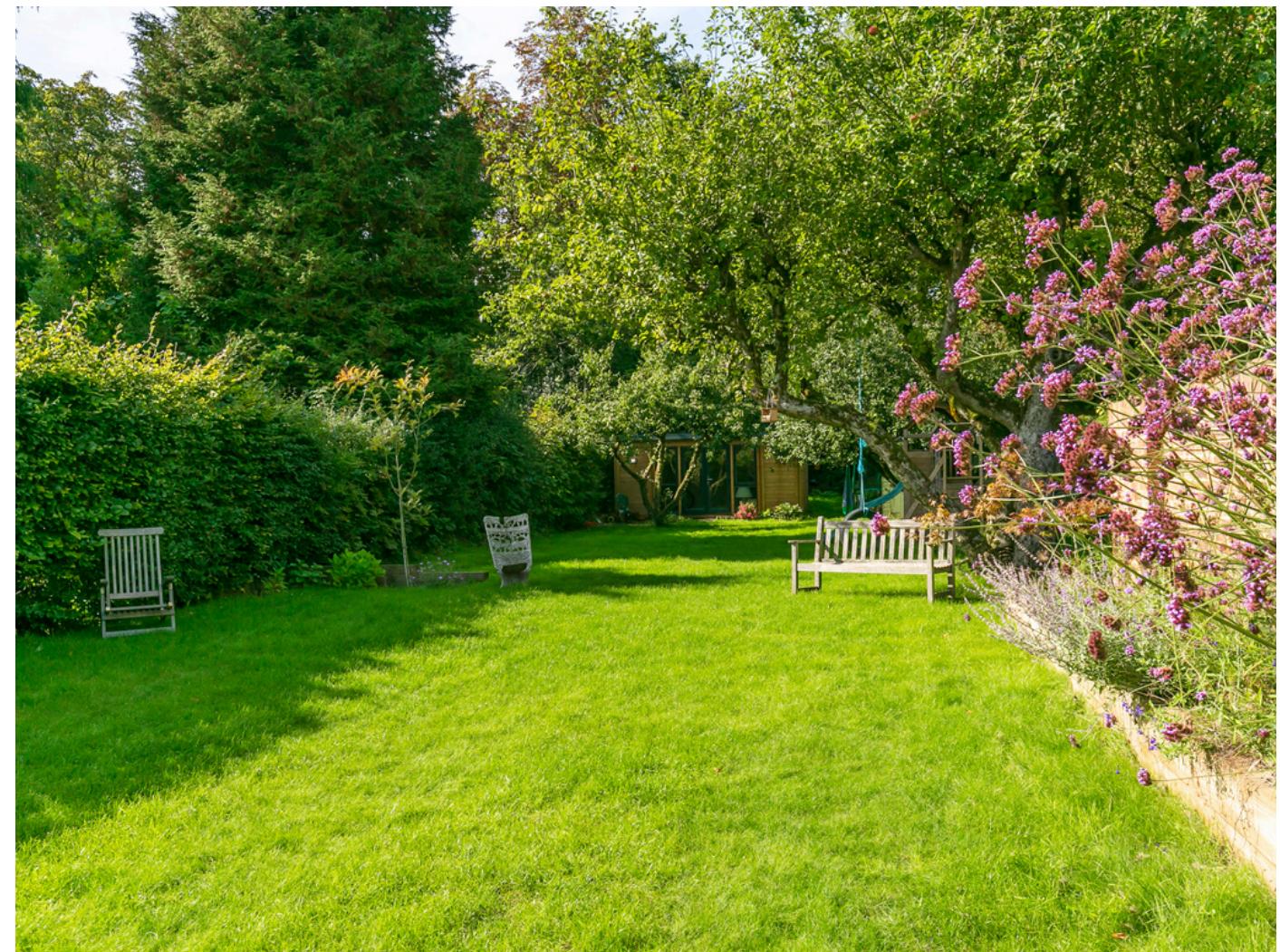


The first floor comprises four good-sized bedrooms including the main bedroom with vaulted ceiling that enjoys an en-suite shower room and views over the rear garden. The remaining bedrooms are served by a stylish family bathroom..



## THE GARDEN

Outside, the rear south-west facing garden extends approximately 180 ft from the rear of the house and offers a good degree of privacy with brick wall and mature hedge borders. Located towards the rear of the plot is a home office with power and lighting, a storage shed and a gate providing direct access onto the Downs Link, a footpath that leads to Shoreham on the south coast.





**Chanties & Pewleys**

01483 304344

[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY