



## 7 Bramley Grange, Horsham Road, Bramley, Surrey GU5 0ES

A large and spacious three-bedroom ground floor apartment with patio garden and parking. The property is set in mature landscaped grounds with a swimming pavilion



**Entrance Hall**

**En-suite Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Bedroom 3/ Study**

**Bathroom**

**Garage**

**Patio Garden**

**999 year Lease (from 1984)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

7 Bramley Grange is one of the top specification apartments in this development, a spacious three bedroomed property on the ground floor looking out over the landscaped gardens. All rooms lead off a large open plan dining room and sitting room, with a lovely bright sun room with French doors to a private patio overlooking the well tended gardens. The kitchen has a range of modern fitted units, double ovens and hob, an integrated slim size dishwasher, and features a breakfast bar and stools.

There are three bedrooms, the master bedroom has an ensuite with bath and shower, and the second bedroom an ensuite with shower. The third bedroom is currently a good sized study with useful built in cupboards and bookshelves, but could equally comfortably accommodate a single bed or sofa bed.

The property has double glazing throughout, and underfloor heating which has been serviced very recently. The development is set in 5 acres of landscaped grounds and features a private indoor swimming pavilion with exercise area.

There is a dedicated parking space and storage area for the property in the underground car park which is accessed by a lift

**Guide Price: £635,000 (Leasehold)**

## Directions to Bramley Grange

From Guildford take the A281 south through Shalford and on to Bramley. Pass Foxburrow Hill Road on your right and then the turning to Bramley Golf Course. Continue down the Horsham Road passing Clockhouse Lane on your right. The next turning right is into Bramley Grange just before the mini roundabout.

**Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT payable by the vendor.**

**For viewings please call the Estate Manager on 07384 113 004 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



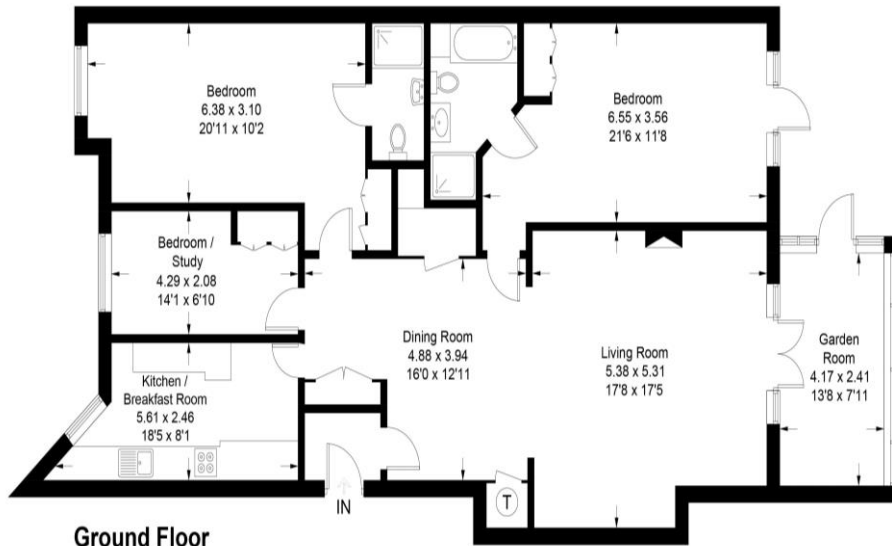
Bedroom 1



Bedroom 2



Bathroom



Study

**Approximate Gross Internals: 140.7 m<sup>2</sup> / 1514 ft<sup>2</sup>**

**Service Charge: £ 8,928 pa**

**Energy Performance Rating: C**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



# Bramley Grange

Bramley Grange is set in five acres of mature, landscaped gardens, in an Area of Outstanding Natural Beauty. Designed to complement the older houses in the Bramley Village Conservation Area, most of the properties have balconies or conservatories, and cars are out of sight in secure underground private parking. There is also a splendid high-vaulted swimming pavilion with fitness area for use throughout the year.

The high street is just 100 yards away and has a wide range of local shops and numerous places to eat. The superb parkland course of Bramley Golf Club is nearby, as is the cricket club renown for hosting the first all-women's match in 1745. Surrounded on all sides by countryside, Bramley offers many opportunities to enjoy the outdoors at Loseley Park, Winkworth Arboretum, Albury Park and Thursley National Nature Reserve. Guildford and Godalming are both just three miles distant and have excellent shops, markets, art galleries, theatres, and leisure and sports centres.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a glance



22 PROPERTIES  
BUILT 2004



5 ACRES



ESTATE  
MANAGER



GARDENER



SWIMMING  
POOL



Bramley Grange Swimming Pool



Loseley Park



Winkworth Arboretum



Guildford High Street

**Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS**

T: 01491 821170

E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

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PROPERTY

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