



**6 Bramley Grange, Horsham Road, Bramley, Surrey, GU5 0ES**

A spacious, two/three -bedroom 2<sup>nd</sup> floor apartment with underground parking. The property is set in mature landscaped grounds with a swimming pavilion.



**Large Entrance /  
Dining Room**  
**Sitting Room**  
**Kitchen**  
**Two Double  
Bedrooms**  
**Study**  
**Bathroom with  
separate Shower**  
**Underground  
Parking**  
**999 year lease  
(from 1984)**  
**No Ground Rent**  
**55+ Age Covenant**

## The Property

6 Bramley Grange is a well presented two bedroom second floor apartment.

Upon entering the apartment you are welcomed into a large light and airy central dining area which leads to all main areas of the apartment.

The property has a comfortable sitting room with feature fireplace which is separated from the dining room by French doors, allowing the space to be closed off or open plan.

There is a fully fitted kitchen which has a range of fitted units and integrated appliances including hob, oven and fridge freezer.

The property benefits from two large double bedrooms both benefiting from built in storage space. Bedroom one has a en-suite bathroom complete with separate shower along with Bedroom two having a en-suite shower room.

There is a further multi functional room which could be used either for a third bedroom or study.

There is underfloor heating and double glazing. There is an allocated secure underground parking space with private storage cage.

**Guide Price: £ 500,000 (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 for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01483 893775 / 07384 113004 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



Bedroom 1

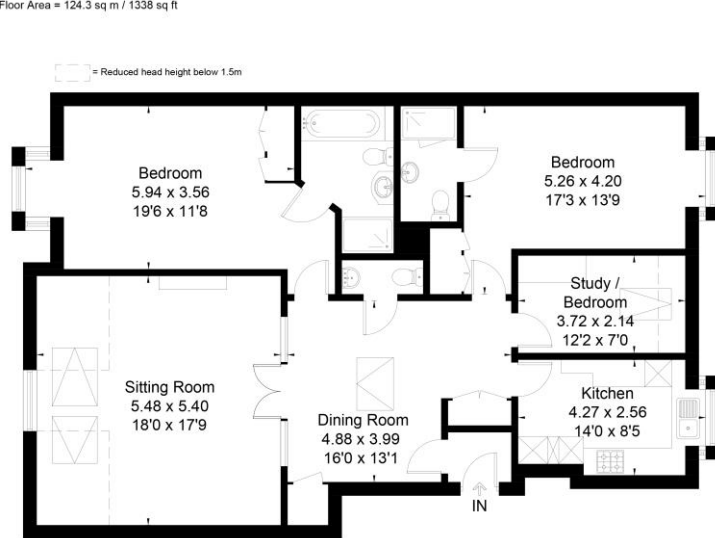


Bedroom 2



Study

Approximate Floor Area = 124.3 sq m / 1338 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87945



Bramley Grange

**Approximate Gross Internals: 124.3 m<sup>2</sup> / 1338 ft<sup>2</sup>    Service Charge: £10,352 pa    Energy Performance Rating: B    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



ESTATE  
MANAGER



GARDENER



SWIMMING  
POOL



5 ACRES



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)

Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

