



19 Bramley Grange, Horsham Road, Bramley, Surrey, GU5 0ES

A spacious, three bedroom, three storey cottage with underground car parking. The property is set in mature landscaped grounds with a swimming pavilion.

Entrance Hall

Sitting/Dining Room

Kitchen/Breakfast Room

Three Double Bedrooms

Two Shower Rooms

Bathroom

Underground Parking

999 year lease (from 1984)

No Ground Rent

55+ Age Covenant

The Property

19 Bramley Grange is a three bedroom, three storey cottage situated on the Bramley Grange estate.

Upon entering the property you are welcomed into a light hallway leading through to the downstairs W/C and through to the large sitting room featuring an electric fireplace and through to the dining room, a great space for entertaining.

There is a fully fitted kitchen with built in oven and hob along with space for a freestanding dishwasher and fridge freezer.

The property benefits from a sun room which is accessed from the dining room, it is light and airy and has direct access to the patio garden and beautiful grounds.

On the first floor there are two double bedrooms, one bedroom boasts an en-suite bathroom and balcony whilst the other has a en-suite shower room.

The second floor offers a large third bedroom again with an en-suite shower room.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder in the second bedroom, provides useful extra storage.

There is an allocated secure underground parking space with private storage cage.

Offers in Excess of: £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/Dining Room



Sitting/Dining Room



Kitchen



Bedroom



Bedroom



Bathroom

Approximate Floor Area = 168.5 sq m / 1814 sq ft



Ground Floor



First Floor



Second Floor



Rear of Property



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 #08099

Approximate Gross Internals: 168.5 m² / 1814 ft² Service Charge: £10,352 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 Aboretum, 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



RESIDENT
ESTATE
MANAGER



GARDENER



SWIMMING
POOL



5 ACRES



Bramley Grange Swimming Pool



Loseley Park



Winkworth Arboretum



Guildford High Street

**Cognatum Property Limited, Pipe House,
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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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