



## BRIDGE END

Old Grinstead, Bramley, Guildford, Surrey



# A TRANQUIL OASIS RIGHT IN THE HEART OF THIS THRIVING VILLAGE

## Summary of accommodation

Double height entrance hall | Sitting room | Study | Kitchen/dining room | Bedroom four/reception room with adjoining shower room

Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Detached studio ideal for other uses (may be subject to necessary consents)

Stunning waterside gardens with decked entertaining areas and a bridge leading to a lightly wooded area

Private parking

**Distances:** Shalford 1.5 miles, Guildford's High Street 3.2 miles, Godalming 3.7 miles, Central London 33 miles  
Shalford Station 1.7 miles (from 54 minutes to London Waterloo), Guildford station 3.4 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 4.5 miles, A3 (Guildford southbound) 4.6 miles, M25 (Junction 10) 13.5 miles  
Heathrow Airport 26 miles, Gatwick Airport 30.9 miles  
(All distances and times are approximate)

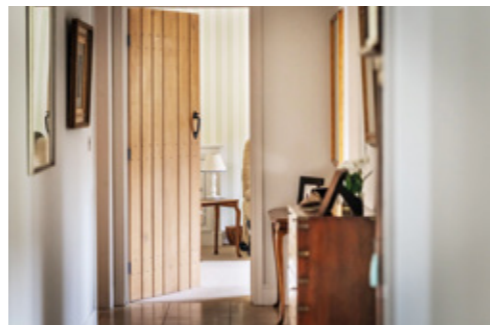
## SITUATION

Bridge End is right in the centre of Bramley discreetly tucked away at the back of the High Street. Bramley offers an excellent range of shops for everyday needs including a butcher, food shops, café, Asda petrol station, hairdressers/beauty shops, two churches and pubs.

More extensive facilities are available in Guildford, which is about 3 miles to the north, offering a wide range of shopping, educational and recreational facilities including the Yvonne Arnaud theatre and the Spectrum Leisure Centre. The A3 at Guildford provides easy access to London and connections to the national motorway network, Heathrow and Gatwick airports.

There are excellent schools within the area including nearby St. Catherine's (walking distance), Priorsfield and Charterhouse in Godalming and Cranleigh School in Cranleigh.

The surrounding countryside is some of the finest in the county and includes the Thorncombe Valley and Surrey Hills.



## BRIDGE END

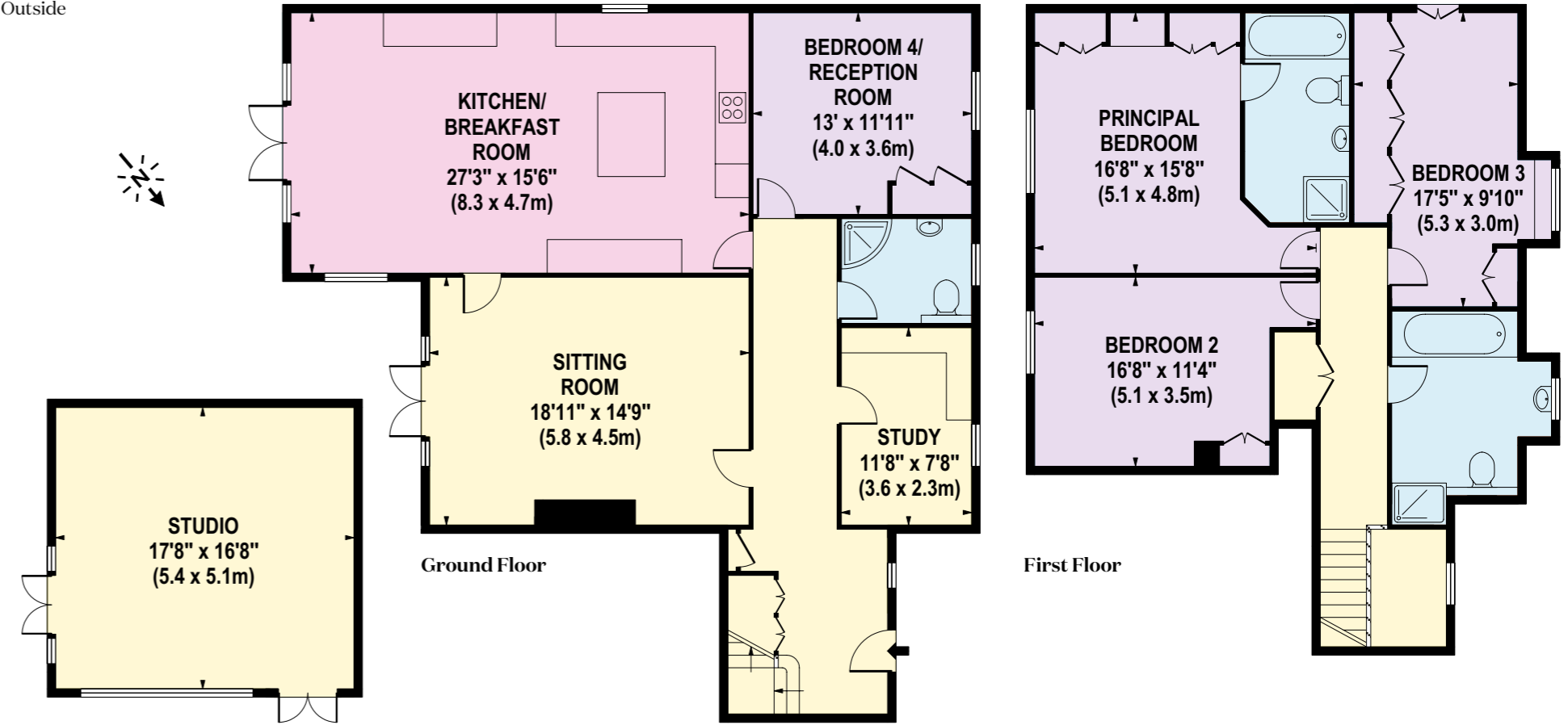
Bridge End is a superbly stylish house hidden from view yet right in the centre of one of south west Surrey's best villages. Attached to next door but with the feeling of being totally separate, Bridge End offers excellent accommodation for all sectors of the market over two floors with the added benefit of a detached former garage which could create the perfect space for a gym/yoga studio with vaulted ceilings, infrared heating and LED lighting and access onto a deck overlooking the stream.

The house has been sensitively upgraded and includes beautifully made Neville Johnson cupboards and shelving in the sitting room, study, hall, principal bedroom and bedroom 4. The comprehensively fitted kitchen/dining room and main bedroom have had air conditioning installed and throughout the house is underfloor heating.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House: 2093 sq ft / 194 sq m  
 Studio: 297 sq ft / 28 sq m  
 Total: 2390 sq ft / 222 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Off the back of the house is a stylish deck with plenty of room for relaxing and entertaining. This area benefits from two electric awnings providing shade and shelter. A bridge crosses the stream to a natural lightly wooded area providing a haven for wildlife.

## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

**Local Authority:** Waverley Borough Council: 01483 523333

**Council Tax Band:** G



**Tim Harriss**

01483 617910

tim.harriss@knightfrank.com+

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Energy Performance Certificate: Rating B**

**Tenure:** Freehold

**Directions (Postcode: GU5 0AR)**

**What3Words:** ///thinks.forest.assets

From Guildford, proceed south on the A281 through the village of Shalford to Bramley. At the roundabout in the centre of Bramley by the petrol station, continue straight over and at the traffic lights/pedestrian crossing, turn right into the gated drive of Old Grinstead where Bridge End is straight ahead. Park to the right of the house.

**Viewings:** Viewing is strictly by appointment through Knight Frank.



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

