

4 THE FARRIERS

Bramley



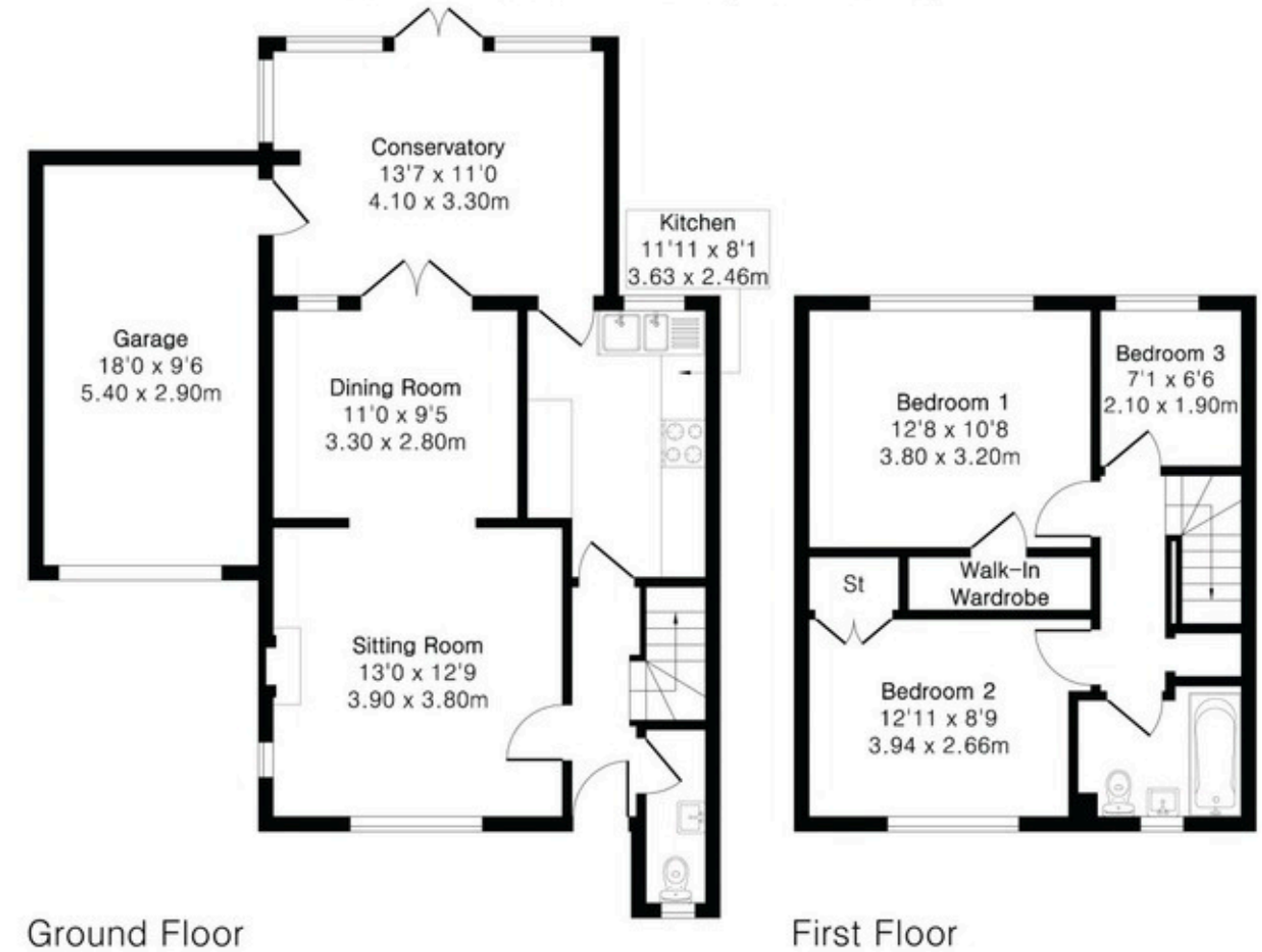
**Chantries
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 1216 sq ft - 113 sq m
(Including Garage)**

Ground Floor Area 787 sq ft – 73 sq m
First Floor Area 429 sq ft – 40 sq m



AT A GLANCE

- Three bedroom semi-detached home
- Quiet cul-de-sac position in Bramley village
- Southerly facing rear garden
- Sitting room opening into dining space
- Conservatory overlooking the garden
- Separate fitted kitchen
- Garage and driveway parking
- Ground floor cloakroom
- Modern family bathroom
- Close to the Downs Link & village pubs

Tenure: Freehold. Council Tax Band: F EPC: TBC

FROM THE AGENT

"The position within the cul-de-sac is a real advantage here, and the southerly facing garden changes how the rear of the house is used, particularly with the conservatory opening directly onto the patio."

Andy

Andy Moran
Director



NATURAL LIGHT

The sitting room forms the main living area and sits to the front of the house with a wide window bringing in good natural light. The room opens directly into the dining space, which helps the ground floor feel connected without becoming fully open-plan. The dining area sits comfortably between the main reception room and conservatory, working well for both everyday use and when entertaining.

To the rear, the conservatory extends the living space further and creates a natural link to the garden. The glazing across the rear elevation gives the room a brighter feel throughout the day, while the double doors allow the outside space to become part of the house during warmer months. The southerly aspect helps draw natural light into this part of the house, and there is enough space here for both seating and a desk area, giving the room useful flexibility for working from home or quieter day-to-day use.

The kitchen is arranged in a practical galley-style layout with fitted cabinetry along both sides, integrated cooking appliances and direct access towards the conservatory and rear garden. The layout makes efficient use of the space while keeping the kitchen connected to the main living areas.





BEDROOMS & BATHROOMS

Upstairs, there are three bedrooms and a modern family bathroom. The principal bedroom is positioned to the rear of the house and includes a walk-in wardrobe, creating useful additional storage without reducing bedroom space, originally designed as an en suite and offering scope to reinstate if required. The second bedroom is another comfortable double room, while the third bedroom works equally well as a child's room, nursery or study. The family bathroom has been updated with contemporary tiling, a bath with shower over, wash basin and WC.



GARDEN & GROUNDS



The rear garden benefits from a southerly aspect and has a mature, established feel, bordered by trees and planting which help create privacy from surrounding properties. A paved terrace sits directly behind the house, providing space for outdoor seating and dining, while the remainder of the garden offers a more open area for general use. To the front, there is driveway parking leading to the attached garage.

Positioned within a quiet cul-de-sac in the heart of Bramley, this three bedroom semi-detached home sits within easy reach of the village centre and surrounding countryside. Bramley remains popular for its strong day-to-day amenities, including two pubs, a café, local shops and a highly regarded junior school, while the Downs Link provides direct access to walking and cycling routes across the Surrey Hills and towards Guildford. The house itself has a slightly tucked-away position within the road, with driveway parking to the front leading to the attached garage.





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