

9 BRAMLEY PARK COURT

Bramley



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Two-bedroom mid-terrace home
- Distinctive landscaped courtyard setting
- Private southerly facing rear garden
- Large living room with direct garden access
- Two first-floor bedrooms
- Modern family bathroom
- Ground-floor cloakroom
- Residents parking
- Bramley village location close to local amenities



Tenure: Freehold. **Council Tax Band:** E. **EPC:** C

**Approximate Gross Internal Area 848 sq ft - 78 sq m
(Excluding Outbuilding)**

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m

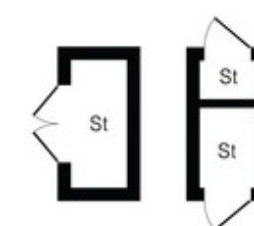
Outbuilding Area 37 sq ft – 3 sq m



Ground Floor



First Floor



Outbuilding

FROM THE AGENT

The setting is what gives this house its character. You arrive through the archway into a landscaped courtyard shared by the surrounding homes, while at the back the living room opens straight onto a private garden. That combination of community at the front and your own outside space at the rear works particularly well.

Bramley Park Court has a distinctive sense of arrival. The houses are arranged around a landscaped communal courtyard, with established planting, seating and pathways creating an attractive shared setting before you reach the front door.

It sits within the terrace overlooking this central space. At the rear, the emphasis becomes more private, with the house opening onto its own enclosed garden.

Bramley itself offers a useful range of everyday amenities, including a butcher, café and two pubs, while Guildford and Godalming are both within reach for a wider choice of shops and services.

Warmly,

Andy

Andy Moran
Director





LIVING ROOM

The living room is the main relaxation space and runs to just over 16 feet in length.

A fireplace creates a clear focal point, while windows and glazed doors bring natural light into the room. There is enough length to arrange separate seating around the fireplace and television without interrupting the route through to the garden.

The glazed doors at the rear are particularly important to how the room works. They open directly onto the paved garden, so in warmer weather the outside space becomes a natural extension of the living room.





KITCHEN & DINING

The kitchen is positioned separately at the front of the ground floor and also extends to just over 16 feet.

Cabinetry and work surfaces are arranged around the main cooking area, leaving a distinct dining zone beside the window. This gives the room two clear functions, with the working kitchen at one end and space for a table at the other.

The outlook towards the courtyard brings good natural light into the dining end of the room and provides a connection back to the setting at the front of the house.

A ground-floor cloakroom sits conveniently between the kitchen and living room.

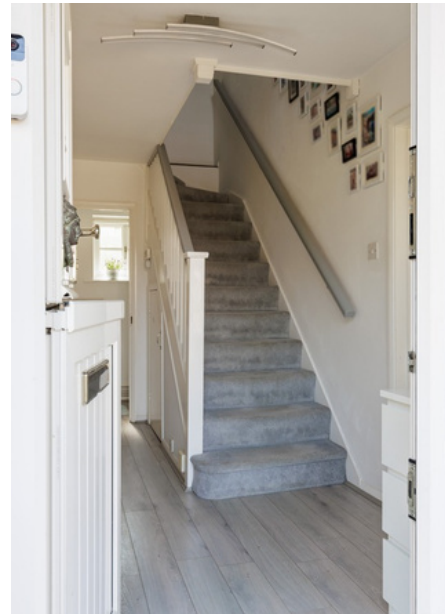
FIRST FLOOR

There are two bedrooms on the first floor.

The principal bedroom is the larger of the two, measuring approximately 16'1 x 10'3. Fitted wardrobes run along one wall, while the remaining proportions allow room for a large bed and additional furniture.

Bedroom two sits across the landing and also has fitted wardrobes. Its proportions work well as a single bedroom, with room for additional furniture.

The bathroom has been updated in a clean, contemporary style, with a bath and shower over, WC, wash basin and heated towel rail. A window provides natural light and ventilation.



THE GARDEN

The rear southerly facing garden is compact but particularly usable.

A paved area immediately outside the living room provides room for outdoor dining, with established planting around the boundaries adding greenery and definition. Its direct connection to the living room means the space can be used naturally through the warmer months, whether the doors are simply left open or the table is brought into use outside.

A timber outbuilding sits at the end of the garden. To the front, the landscaped communal courtyard is quite different in character. Mature planting, pathways and shared seating soften the architecture and give Bramley Park Court its recognisable setting.

Residents parking is also available.





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