

13 BRAMBLES PARK

Bramley



**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 1499 sq ft - 139 sq m

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 627 sq ft – 58 sq m

Garage Area 238 sq ft – 22 sq m



AT A GLANCE

Detached four-bedroom home set within a quiet cul-de-sac

Open-plan kitchen, dining and living space across the rear

Handmade David Seymour kitchen with quartz worktops and central island

Bi-fold / French doors opening directly onto the garden

Separate bay-fronted reception room

Principal bedroom with en suite shower room

Three further well-proportioned bedrooms with built-in storage

Contemporary bathroom and en suite with quality fittings

Landscaped rear garden with terrace, pergola and outdoor kitchen

Double garage with electric door and driveway parking

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

FROM THE AGENT

"What I like most about this house is how well it balances finish with flow. Everything feels properly thought through – from the quality of the materials to the way the main living space opens out to the garden.

It's one of those homes that just works day to day, but still feels special when you have people over. Set in a quiet cul-de-sac right in the heart of Bramley, it's a really easy place to settle into."

Toni

Toni Humphreys
Associate



LIVING SPACE

The layout has been opened up across the rear to create a space that naturally becomes the hub of the house.

The kitchen is a real focal point — handmade by David Seymour — with quartz worktops, a central island and a range cooker, all finished with a level of detail that feels properly considered rather than standard.

From here, the space moves easily into both dining and sitting areas. A log burner set within a stone surround adds a bit of weight and character, while bespoke cabinetry keeps everything feeling calm and cohesive. Doors open directly out to the garden, so the whole space shifts nicely between inside and out depending on the time of year.

A separate bay-fronted reception room sits at the front of the house, giving you that extra bit of flexibility — whether that's a more formal sitting room, playroom or somewhere quieter to step away to.





FIRST FLOOR

Upstairs, the accommodation is well balanced with four bedrooms, three of which are comfortable doubles.

The principal bedroom has its own en suite, finished in the same clean, understated style as the main bathroom. Both spaces use natural materials and simple detailing, which keeps everything feeling consistent rather than overdone.

All of the bedrooms include built-in storage, which makes a noticeable difference in how usable the rooms feel day to day.





THE GARDEN

The garden has clearly been designed with both use and layout in mind.

There's a strong connection back to the house, with a wide terrace that works perfectly for dining or entertaining. Beyond that, the space steps up to a lawn, giving a bit of structure without feeling over-designed.

Features like the oak pergola and outdoor kitchen — complete with BBQ and pizza oven — add something a bit different, but still feel in keeping with the overall look.

There's also a defined area to the rear that would work well as a home office or garden studio if needed.



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