

13 OLD RECTORY CLOSE

Bramley



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Quiet cul-de-sac setting in the heart of Bramley

Two-bedroom home

Spacious sitting room

Separate dining room

Conservatory overlooking the garden

Kitchen with access from the dining room

Family bathroom with separate shower

Pretty private rear garden

Garage

Walking distance to village shops, pubs and local amenities

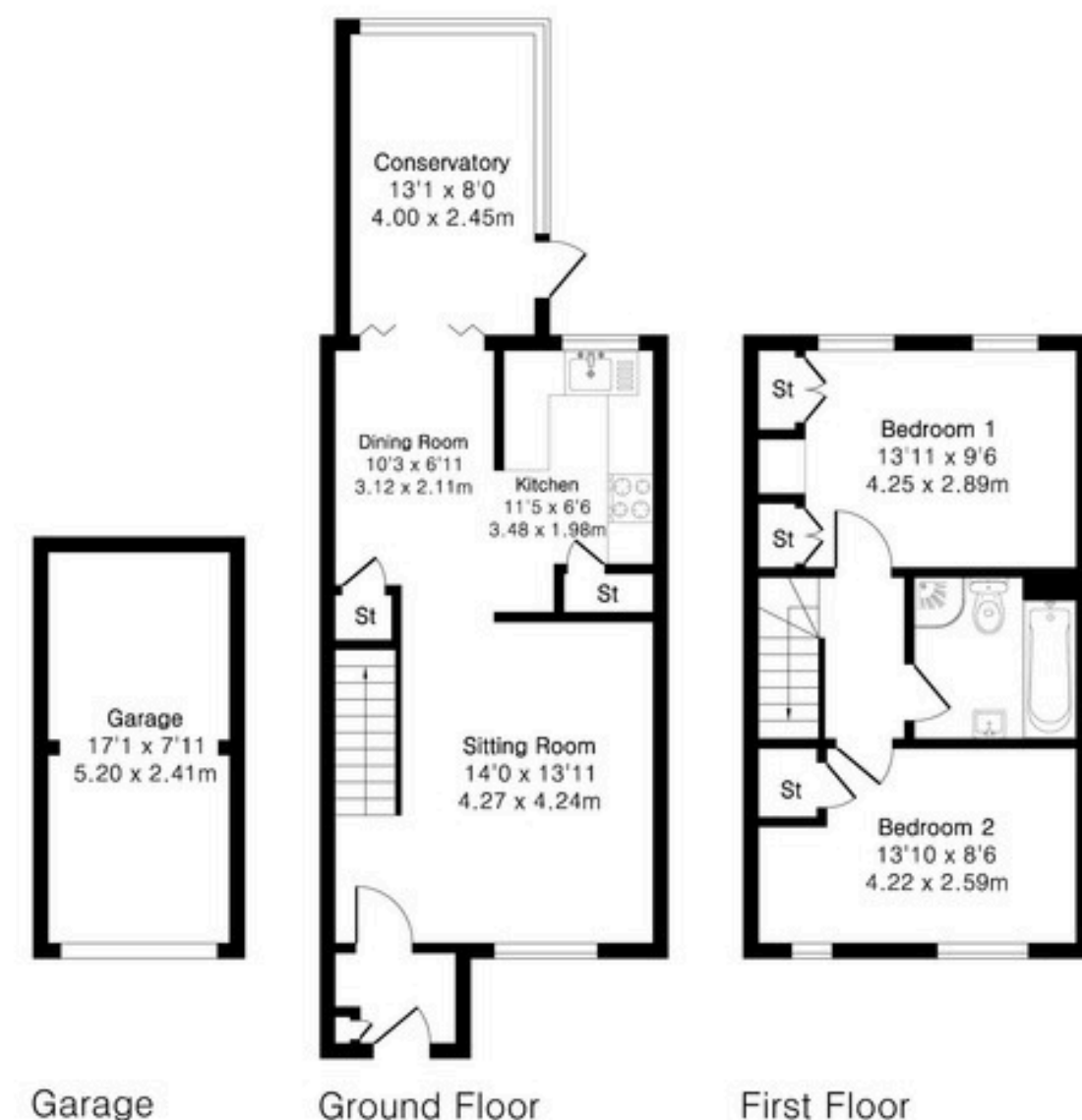
Tenure: Freehold. Council Tax Band: D. EPC: D

**Approximate Gross Internal Area 850 sq ft - 79 sq m
(Excluding Garage)**

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 358 sq ft – 33 sq m

Garage Area 135 sq ft – 13 sq m



FROM THE AGENT

"The location is what immediately stands out here. Set within a quiet cul-de-sac yet only a short walk from the centre of Bramley, it's a home that combines a peaceful setting with the convenience of having everything close by"

Toni

Toni Humphreys,
Associate



LIVING & DINING

The front door opens into a generous sitting room, providing the principal reception space within the house. To the rear, a separate dining room connects with the conservatory, creating flexible space for everyday meals, entertaining or simply enjoying the outlook over the garden throughout the year. The adjoining kitchen is positioned to serve both spaces, making the layout practical and easy to use.





MODERN & PRACTICAL



BEDROOMS & BATHROOM

The first floor offers two bedrooms, with the rear bedroom enjoying views across the garden. A family bathroom serves both rooms and is fitted with a bath and a separate shower.





GARDEN & SETTING

Tucked away within a sought-after cul-de-sac, this home enjoys a peaceful setting while remaining just a short walk from the centre of Bramley. The village offers a good selection of independent shops, cafés and pubs, together with well-regarded schools and regular bus links to Guildford and Cranleigh. The rear garden is well screened, providing a good level of privacy, with gated access leading to the rear pathway. A garage offers additional storage or secure parking, complementing the property's practical appeal.



 Chantries & Pewleys

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