

DARU

Bramley



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Detached period cottage

Tastefully extended and refurbished throughout

Stunning open plan kitchen, dining and family room

Separate sitting room with wood-burning stove

Three bedrooms, one with dressing room and ensuite

Separate study and utility room

Landscaped rear garden with large entertaining terrace

Generous driveway parking

A perfect blend of period charm and contemporary living

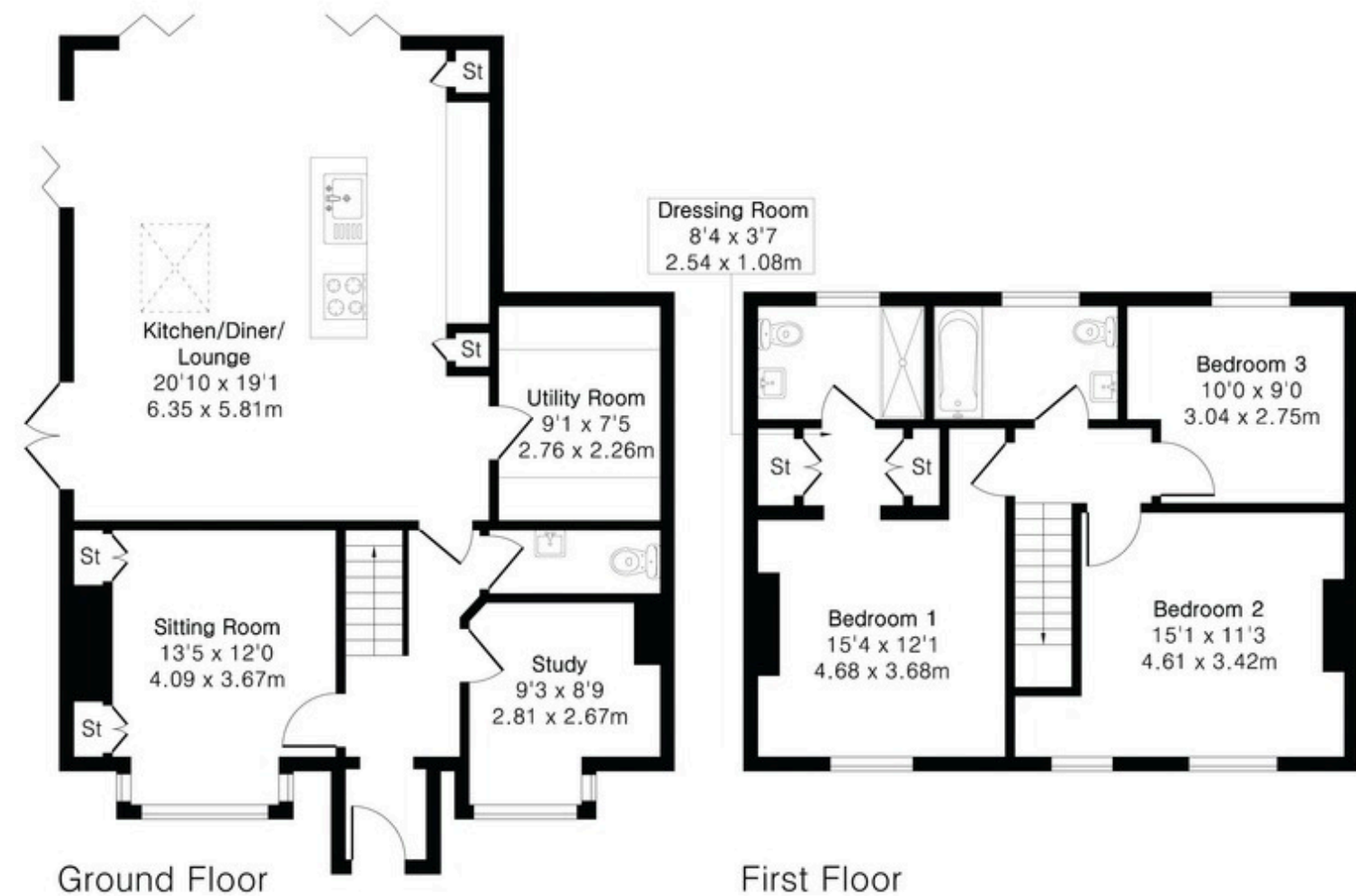
Surrounded by open countryside

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

Approximate Gross Internal Area 1382 sq ft - 129 sq m

Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 557 sq ft – 52 sq m



FROM THE AGENT

"This is one of those homes that immediately feels right. The original cottage has been beautifully retained, while the extension creates a stunning open plan living space that's perfect for modern family life. It really does offer the best of both worlds."

Andrew Blagden
Associate



BEAUTIFUL INTERIORS

This attractive detached period cottage has been thoughtfully extended and refurbished to an exceptional standard, creating a home that effortlessly combines timeless character with contemporary design. Every element has been carefully considered, resulting in a property that is both stylish and practical for modern family living.

The original sitting room provides a cosy retreat with a wood-burning stove, while to the rear the property opens into an impressive kitchen, dining and family room. This superb space is undoubtedly the heart of the home, featuring a large central island, high quality integrated appliances and an abundance of natural light from the full-width bi-fold doors that open directly onto the garden. Whether entertaining friends or enjoying everyday family life, it is a room to be enjoyed throughout the year.

Complementing the ground floor is a separate study, ideal for those working from home, together with a generous utility room and cloakroom, ensuring the practicalities of day-to-day living are well catered for. shower room.



KITCHEN & DINING



BEDROOMS & BATHROOMS

Upstairs, the principal bedroom enjoys the luxury of its own dressing room and contemporary en suite shower room. Two further bedrooms are served by a beautifully appointed family bathroom, creating flexible accommodation for families or those looking for guest space.

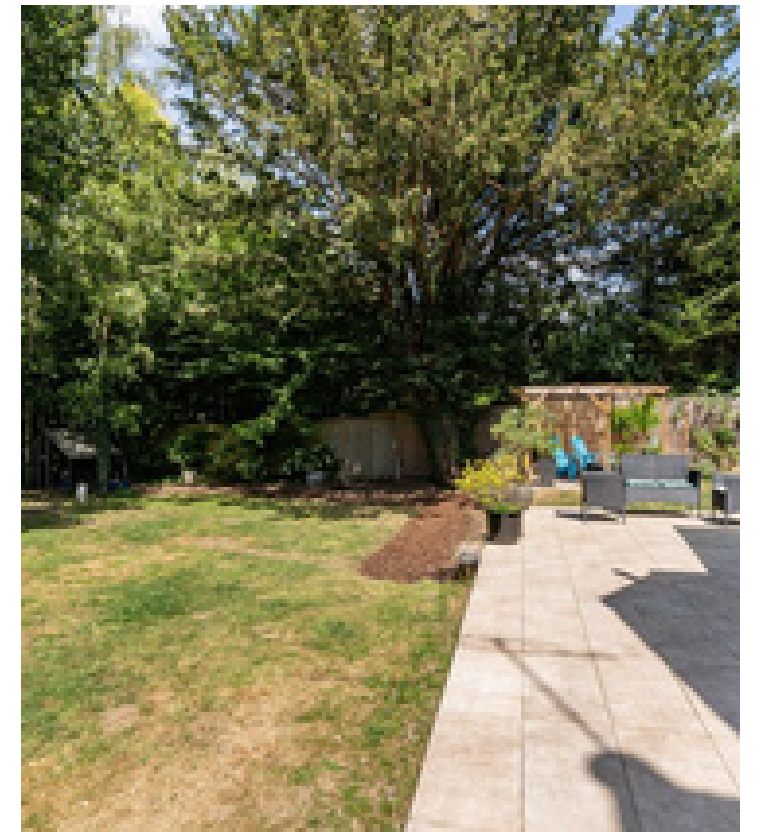


GARDEN & SETTING



Outside, the landscaped rear garden offers an excellent balance of lawn and patio, providing plenty of space for children to play and adults to entertain. The extensive terrace flows seamlessly from the kitchen, creating an ideal setting for summer dining, while a covered pergola offers a sheltered spot to relax. To the front, a generous gravel driveway provides ample parking for several vehicles and is well screened.

Surrounded by beautiful open countryside, the property is perfectly positioned for those who enjoy walking, cycling and the outdoors. Bramley village is just one mile away and offers an excellent range of everyday amenities including local shops, two traditional pubs, a well-regarded primary school and a strong sense of community. The nearby towns of Cranleigh and Godalming provide a wider selection of shopping, leisure and dining facilities, along with mainline railway stations offering services to London.





 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY