



Glens, Maiden Lane, Bramley, Guildford, Surrey, GU5 0EZ



# Glens

## MAIDEN LANE, BRAMLEY, GUILDFORD, SURREY, GU5 0EZ

Set in a quiet no-through road in the heart of Bramley, this detached home offers well-balanced and adaptable accommodation, extending to just under 1,800 sq ft. Recently redecorated throughout and offered with no onward chain, it is ready for immediate occupation, with clear scope for further improvement if required.

The ground floor is centred around a generous open-plan sitting/dining room, running to over 30 feet, with wide glazing and sliding doors opening directly onto the garden. The kitchen sits alongside, well laid out with good storage and worktop space, and leads through to a separate utility room and cloakroom. Two bedrooms on this level provide flexibility depending on requirements, whether as additional reception space, guest rooms or study areas, served by a three-piece bathroom.

Upstairs, there are two further bedrooms, both comfortable doubles, together with a modern shower room. The arrangement works well for a range of buyers, offering a degree of separation between living and sleeping space.

Outside, the property sits on a good plot with a wide frontage providing ample off-street parking. The rear garden is straightforward and private, laid mainly to lawn with a terrace adjoining the house. A greenhouse, established planting areas and a number of useful sheds complete the space.

The house has a clean, neutral finish following recent redecoration, allowing a buyer to move straight in, while retaining the opportunity to make further changes over time.

A well-positioned village house with good proportions, flexibility and a quiet setting, within easy reach of Guildford and the surrounding countryside.

- Generous detached home of approximately 1,794 sq ft
- Impressive 30ft+ open-plan living/dining space
- Modern kitchen with adjoining utility room and separate cloakroom
- Private rear garden with terrace, lawn and defined planting area
- No onward chain
- Four well-proportioned bedrooms arranged over two floors
- Newly redecorated throughout, offering a clean and neutral finish
- EPC Rating: C

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**Local Authority:** Waverley Borough Council Tax Band D

**Services:** The property has all mains services connected









## SITUATION

Maidens Lane is a quiet no-through road, well positioned within the sought-after village of Bramley. The village itself offers a strong sense of community with a range of day-to-day amenities including a Co-op, butcher, bakery, café and public houses, together with a well-regarded primary school. The area is particularly well served for schooling, with a good selection of both state and independent options. Guildford is within convenient distance, offering a comprehensive range of shopping, restaurants, bars and leisure facilities, including The Friary and mainline stations providing fast services to London Waterloo. The nearby village of Cranleigh also offers an excellent selection of independent shops, cafés and everyday amenities, adding to the appeal of the location. Surrounded by open countryside, the property is well placed for access to the Surrey Hills, providing extensive walking, riding and outdoor pursuits.



## DIRECTIONS

From Bramley village centre, proceed north along the Horsham Road (A281) towards Guildford. After approximately 0.3 miles, turn right into Maiden Lane. Continue to the top of the road, where the property will be found in a quiet position on the right-hand side.

17th July 2026

A spacious and versatile detached home on a quiet no-through road, offered with no onward chain.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 94                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

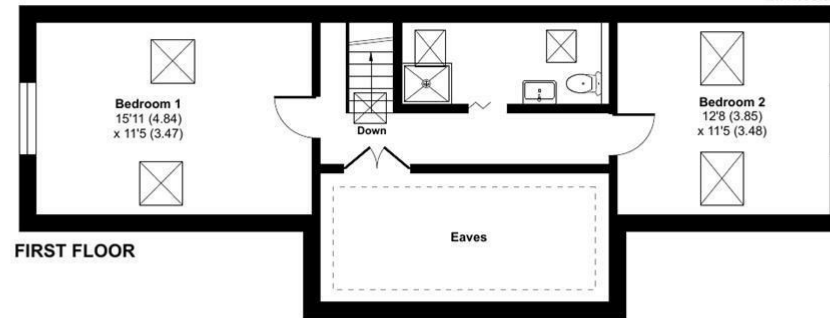
# Maiden Lane, Bramley, Guildford, GU5

Approximate Area = 1652 sq ft / 153.4 sq m

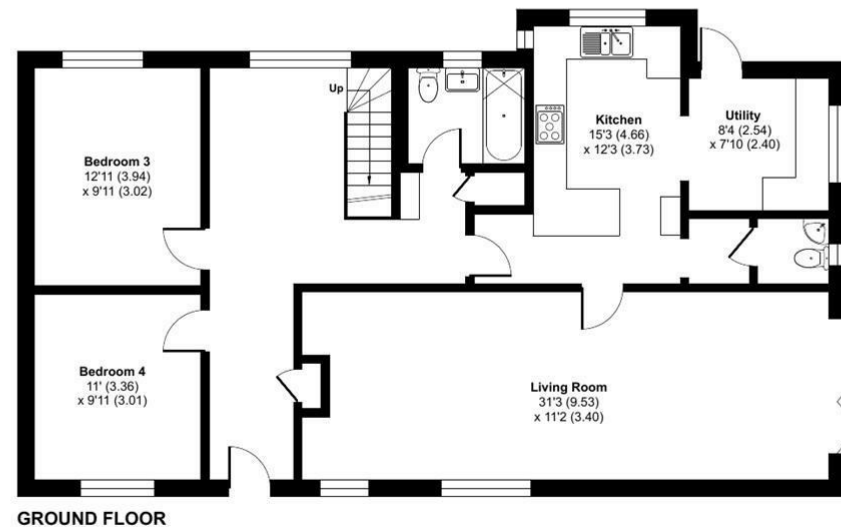
Limited Use Area(s) = 142 sq ft / 13.1 sq m

Total = 1794 sq ft / 166.5 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1436019

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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