

12 Bramley Grange, Horsham Road,
Bramley, Guildford, GU5 0ES

Cognatum

12 Bramley Grange

Discover a more considered way of living at 12 Bramley Grange, a spacious two-bedroom second-floor apartment with lovely views over the grounds and private woodland. Generously proportioned accommodation and neutral décor throughout create an inviting home with room to relax and entertain.

The welcoming lounge enjoys a peaceful outlook over the grounds and private woodland, while double glass doors connect it to the dining area, creating a natural flow for everyday living and gatherings with family and friends. The well-proportioned kitchen complements the living spaces, offering plenty of storage for everyday essentials.

Both bedrooms are spacious doubles with generous built-in storage. The master bedroom benefits from a dressing area with fitted wardrobes and an en-suite shower room, while the second bedroom offers ample wardrobe space for residents or visiting guests. A family bathroom with a bath and separate shower adds further comfort and convenience.

Accessed by lift or stairs, 12 Bramley Grange combines generous living spaces, practical storage and an attractive outlook, making it an appealing choice for those seeking a comfortable, well-appointed home.

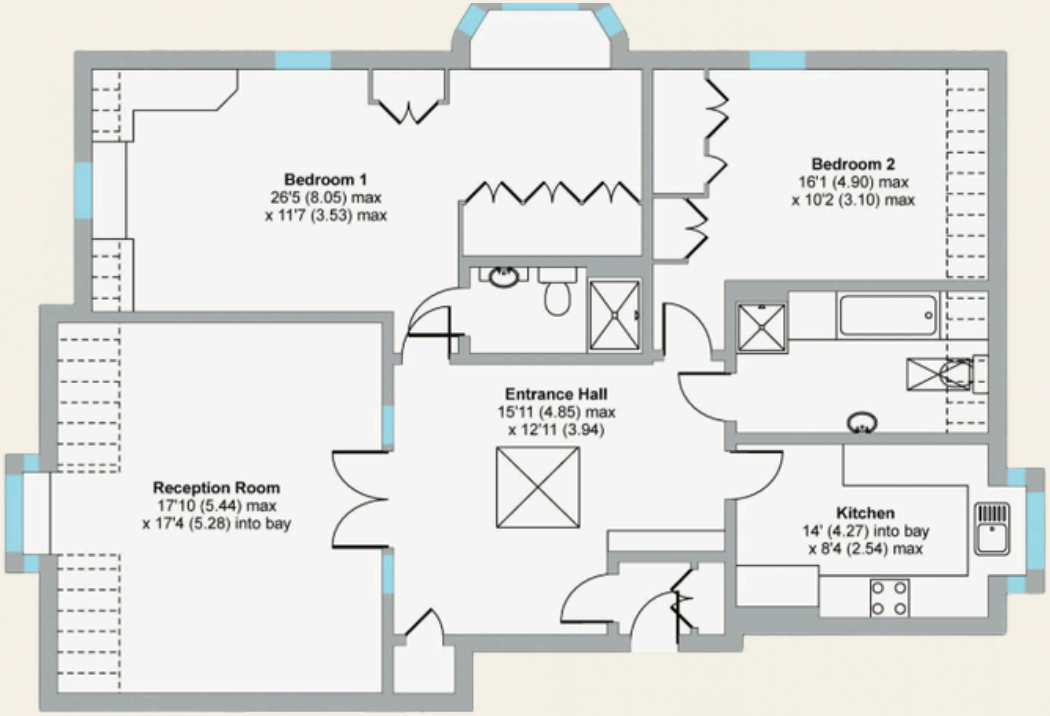














01491 821 150

property@cognatum.co.uk

Bramley Grange



Visiting Estate Manager - Tiffany
A friendly and familiar face at Bramley Grange, Tiffany is on hand to help residents feel at home. From looking after the smooth running of the estate to offering a helping hand with day-to-day matters, she is there to provide reassurance and make life a little easier.



24-Hour Emergency Call Button
Reassurance at any hour, with help available at the touch of a button



Gardener
Beautifully maintained grounds to enjoy throughout the seasons



Underground Parking
Secure, allocated parking for each apartment with storage cupboard



Indoor Swimming Pavilion & Fitness area
Private swimming pool exclusivlyfor residents and their families / guests.

Bramley Grange is set within five acres of mature, landscaped gardens, where beautiful surroundings offer an elegant setting for a relaxed and rewarding way of life. Trails wind through the grounds to a private woodland area, inviting residents to explore, enjoy a leisurely stroll or pause awhile among the trees as the seasons change.

An impressive swimming pavilion, with its high-vaulted ceiling and fitness area, provides a welcoming space dedicated to exercise and wellbeing throughout the year, exclusively for Bramley Court residents. Whether enjoying a gentle swim or making time for a regular fitness routine, residents can enjoy these facilities close to home.

Cars are discreetly accommodated in secure, private underground parking, preserving the peaceful character of the grounds, while individual storage cupboards bring added convenience to everyday life.

The Cognatum Difference

Choosing a Cognatum home means enjoying the reassurance of an estate managed by Cognatum, a not-for-profit organisation whose approach is centred on the long-term care of its estates and the quality of life of its residents. Surpluses are reinvested in the business, its services and the maintenance of its estates, and there is no ground rent to pay. A service charge supports the management and upkeep of the estate, helping to preserve its beautiful surroundings for residents to enjoy.

Part exchange may also be available, making the move to your new home more straightforward. And should you decide to move in the future, Cognatum's specialist property team can provide resale support, drawing on its knowledge of these distinctive homes.

Property information

Service charge: £10,352 per year
Ground rent: £0
EPC rating: C
Council tax band: G

Disclaimer

These particulars are intended to provide a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, orientations, references to condition and necessary permissions for use and occupation, and other statements are given in good faith. Interested parties must satisfy themselves as to the accuracy of each element. The services have not been tested by the agent. No person employed by the vendor's agent has authority to make or give any representation or warranty in relation to the property, or to enter into any contract on behalf of the vendor. Photography may include general views of retirement estates.

Cognatum Estates is a not-for-profit company, limited by guarantee, providing management services exclusively for its private estates. Cognatum properties are sold on long leases with no ground rent. One resident of each property must meet the minimum age covenant for the development.
Upon resale of the property, Cognatum Estates Management Company charges 1% plus VAT for the leasehold pack, payable by the vendor.

Cognatum