



THE GARDEN HOUSE  
Bramley

HILL CLEMENTS

## **THE GARDEN HOUSE**

**Links Road, Bramley, Guildford, Surrey, GU5 0AL**

**In an exclusive private road leading to Bramley Golf Course, on the edge of Bramley Village and within easy reach of Guildford – a modern family house, beautifully presented throughout with a bright spacious feel set within a delightful mature garden extending to approximately 0.26 acres**

**5 BEDROOMS: 2 BATHROOMS (1 EN SUITE): SHOWER ROOM/UTILITY: LARGE ENTRANCE HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: FAMILY ROOM OPENING TO CONSERVATORY: LOFT WITH POTENTIAL: GAS CENTRAL HEATING: DOUBLE GARAGE: DELIGHTFUL SECLUDED GARDEN OF 0.26 ACRE**

**Bramley Village Centre – 0.5 mile Guildford (Waterloo 38 mins.) – 2.5 miles**

**PRICE GUIDE: £1,200,000 FREEHOLD**

**The Location** Links Road adjoins the picturesque and popular Bramley Golf Course and is a highly regarded private road of individual substantial character houses just to the north of Bramley village and close to the cricket green on Gosden Common. The village centre is about 0.5 mile and offers a range of local shops, including two small super markets, one with a post office counter, a library and two pubs. St. Catherine's School for Girls is also situated in the village. Guildford town centre is just 2.5 miles away, with its historic cobbled High Street and extensive shopping and recreational facilities along with many highly regarded schools. For commuters, Guildford's main line station is within 3 miles and provides a fast service to Waterloo in 38 minutes.

**The Property** The Garden House was built in the early 1970's by a well respected local architect. The house was subsequently extended in 1983 and has now been modernised throughout with a light and bright spacious feel. All the rooms are well proportioned, immaculately presented and all have large windows with lovely outlooks over the gardens. There is solid parquet flooring to the main reception rooms and entrance hall and exposed stripped pine floorboards to most of the bedrooms. The present owners have much improved the house throughout their 11 years of occupancy during which all the windows have been replaced with quality leaded light double glazing, the bathrooms and cloakroom have been refitted with quality contemporary fittings and Porcelanosa tiles, the kitchen has been updated and the sitting room has been transformed with a bespoke limestone fireplace, polished granite hearth and open chimney.

The accommodation is flexible with a master suite which could include bedroom five as a study or dressing room and its en suite bathroom is truly stunning with freestanding bath and double length walk-in shower. There are three further bedrooms and an excellent family bathroom. On the ground floor, the accommodation is equally impressive with a large entrance hall with cloakroom, a fine triple aspect sitting room with doors to the sunny and unusually secluded front garden, an attractive dining room, a spacious kitchen/breakfast room and an adjoining versatile family room which opens into a pretty conservatory. There is also a rear hall with its own separate entrance from the front of the house to the family room and an ample shower/utility room, which provides the opportunity to create a separate annexe/studio if needed.

There is a large, well constructed loft with potential, subject to the usual planning consents.



**Outside** There is a detached double garage with additional parking in front and a wrought iron gate leads through to the delightful enclosed front garden with sunken garden, seating areas, a fine Magnolia and summerhouse. A gated wide side access leads to the impressive rear garden comprising a large and level lawn with shaped flower and herbaceous insets and borders, Wisteria clad pergola and a vine entwined arch, York Stone patio, two garden sheds and a small hidden vegetable section. There is also a gate to the rear and the whole garden extends to approximately 0.26 acres.

**Directions** From Guildford's one way system take the A281 Horsham Road to Shalford village and carry straight on at the mini roundabout towards Bramley. Carry on past the turnings to Broadford Road and Trunley Heath Road and just after the turning to Foxburrow Hill Road, turn right into the entrance to Bramley Golf Club. Turn left at the crossroads into Links Road and The Garden House is the second house on the left.





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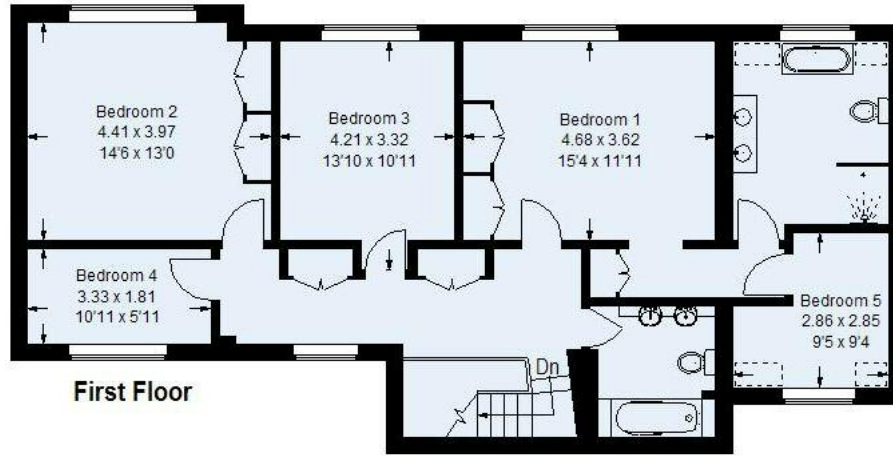


### Energy Efficiency Rating

Very energy efficient - lower running costs

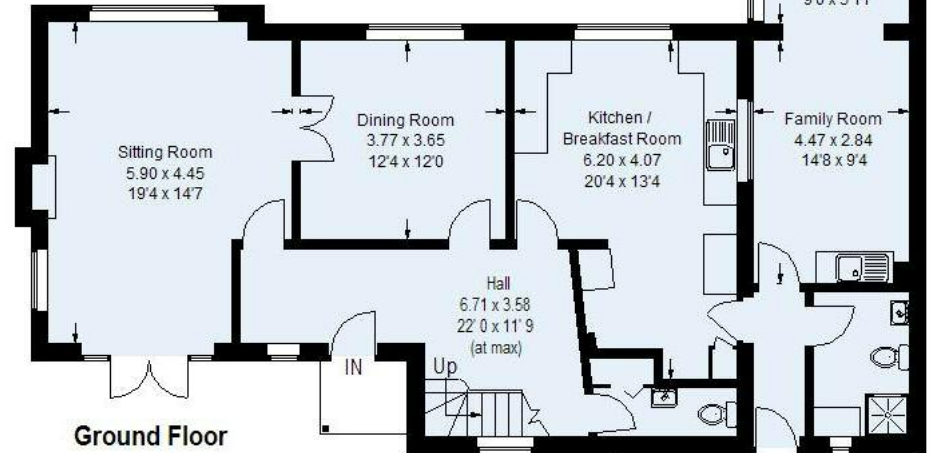
Current	Potential
	76
57	

Not energy efficient - higher running costs



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 110 sq m / 1184 sq ft  
 First Floor = 101 sq m / 1087 sq ft  
 Garage = 30 sq m / 329 sq ft  
 Total = 241 sq m / 2600 sq ft

