



**CHERRYCROFT**

Linersh Wood Close, Bramley, GU5 0EQ



**HILL CLEMENTS**



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Linersh Wood Close, Bramley, Surrey GU5 0EQ

**In popular Linersh Wood, close to Bramley village and St Catherine's School – an attractive detached family house with planning permission for a large kitchen extension, set in a lovely south west backing rear garden with recently installed home office and a gate to The Downslink**

- 4 BEDROOMS
- SHOWER ROOM
- BATHROOM
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM OPENING TO DINING ROOM
- FAMILY ROOM
- KITCHEN/ DINING ROOM
- UTILITY ROOM
- HOME OFFICE
- LOVELY 120' REAR GARDEN

**Bramley Village Shops – 1 mile**  
**Guildford (Waterloo 38mins) – 4 miles**

## The Location

Linersh Wood is a tree-lined no through residential road of individual detached houses close to Bramley village centre and within walking distance of all its amenities. There are two pubs, two small supermarkets, a fine butchers shop, two take aways, an Infant School and St Catherines school. Cherrycroft is set within a south west facing sunny garden and benefits from a gate to The Downslink, which is a long distance bridleway and cycle path from Guildford to Shoreham, providing lovely rural walks and access to the village. Guildford is four miles away with its historic High Street and excellent shops, restaurants and bars. Here the main line station provides an excellent commuter service to Waterloo in 38 minutes.

## The Property

Cherrycroft is a beautifully presented detached family house which has been extended to provide light and airy accommodation with a contemporary feel. There are four bedrooms on the first floor, the principal of which is a lovely room with vaulted beamed ceiling and double doors to a Juliet balcony overlooking the rear garden. There is an adjacent shower room and a family bathroom. On the ground floor the sitting room and dining room interlink and there is also a family room, kitchen/breakfast room, cloakroom and utility room. Planning permission has been approved (WA/20/1590) for a large kitchen extension and other alterations. Outside there is a large front garden with ample parking for several cars and a lovely mature south west facing rear garden with recently installed home office. In all approximately 0.2 acres.

## Directions

From Guildford's one way system take the A281 Horsham Road to Shalford. Carry straight on at the mini roundabout on the green and continue to Bramley. Turn left at the mini roundabout into Station Road, continuing past St Catherines School and the old railway crossing, and turn right into Barton Road. Continue into Linersh Wood Road, which in turn leads into Linersh Wood Close. Cherrycroft will then be found on the right, just before a kink in the road.



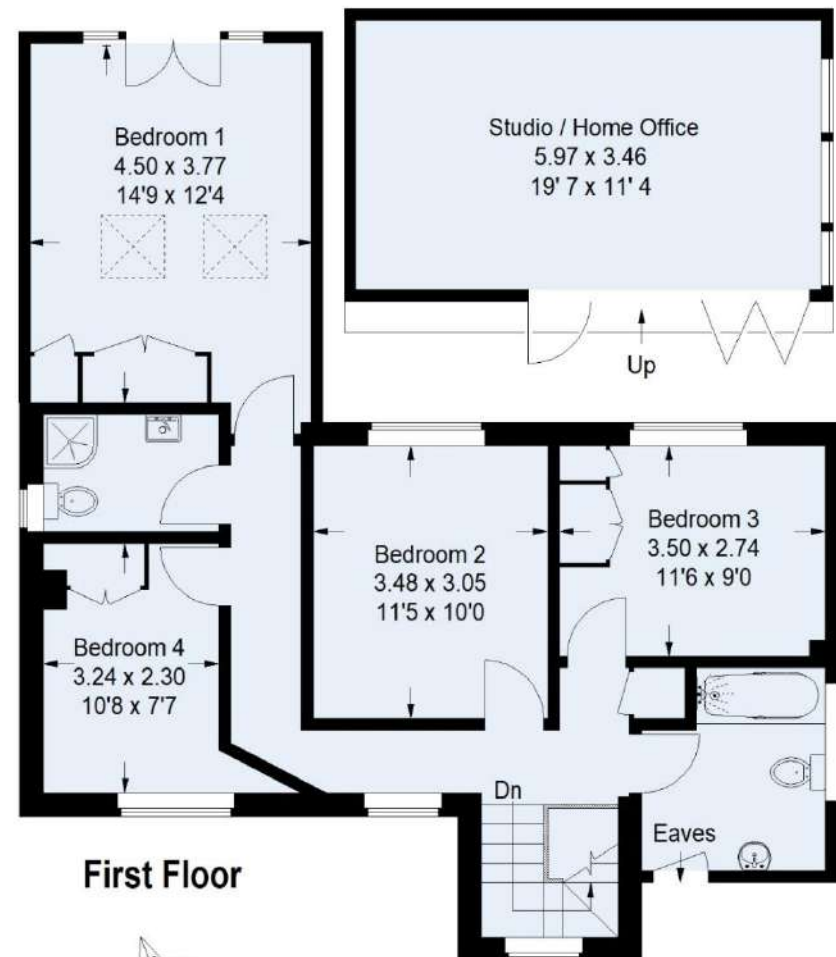
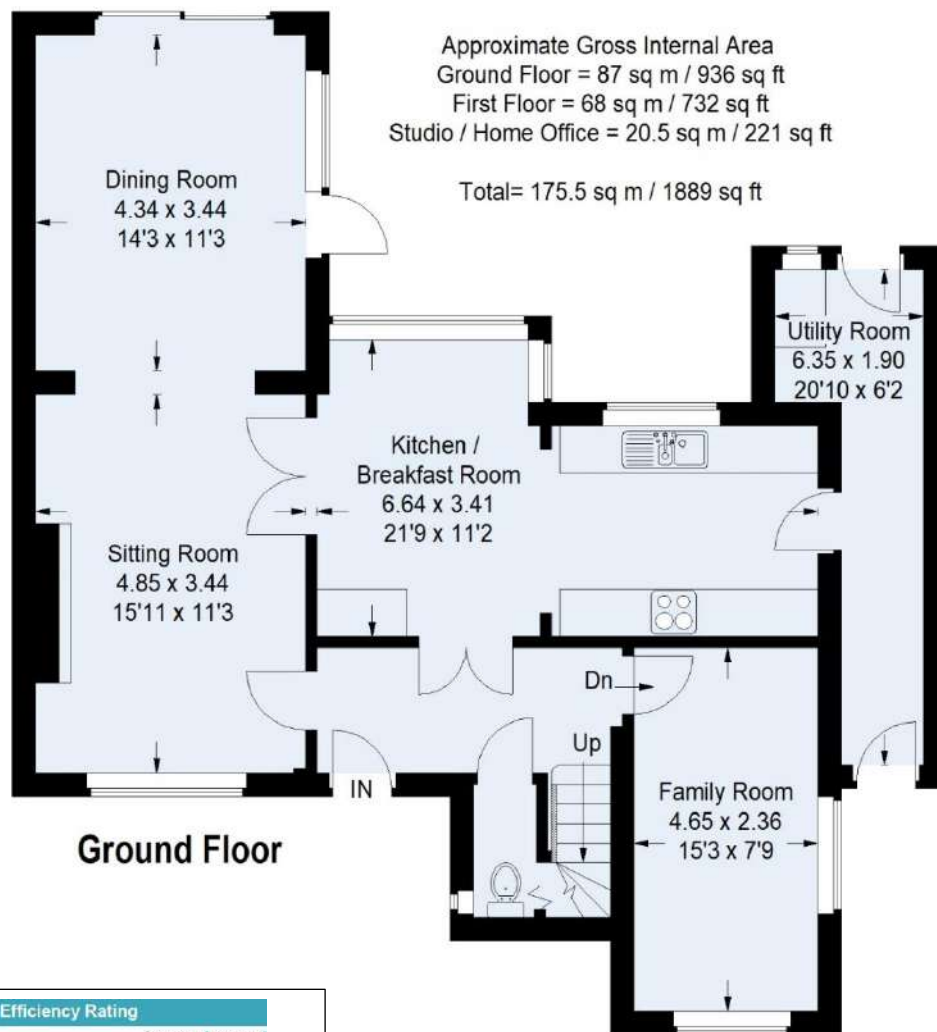
# HILL CLEMENTS

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