



Snowdenham Lane, Bramley, Guildford

£750,000

# Snowdenham Lane, Bramley, Guildford

This exquisite three bedroom Victorian property believe to date back to 1845 is a home of real charm and charisma. Situated in the heart of the Surrey village of Bramley, the property offers a secluded setting yet a stones throw from the village centre.

Upon entering the property you are greeted with the spacious hallway providing sheltered storage for both coats and shoes, the hallway leads in to a reception room on either side with stairs in front to the first floor accommodation.

To the left is the dining room, providing ample space for entertaining, the sash window at the front allows plenty of natural light to enter. The next reception is the main living room again of a generous size, the sash window again plays its part in offering natural light. A feature open fire and doors to the downstairs shower room, cellar via door under the stairs and a passage through to the kitchen complete this room.

The cellar offers extra accommodation being the length of the dining room, currently used as storage. The shower room consists of a low level W/c, wash hand basin with storage below and a walk in shower. At the very rear of the property is the large kitchen/ dining room with stable door leading to the rear garden.

On the first floor there are three double bedrooms, all three being of generous sizes. At the top of the stairs on the left is bedroom two with sash windows and two built in cupboards, following along the hallway is the family bathroom consisting of a low level W/c, wash hand basin and panel enclosed bath. Bedroom three then follows, again being of a generous size, with a sash window to the front aspect. Finally the master bedroom and en-suite at the rear, this dual aspect room offers plenty of light and rural views, with fitted cupboards giving ample storage and an en-suite bathroom consisting of a panel enclosed bath with above fitted power shower, low level W/c and wash hand basin.

Outside to the property is a private garden which mainly being laid to lawn, a generous patio area surrounded by low level picket fencing. Off road parking via the archway for two cars and rural views to the very rear.

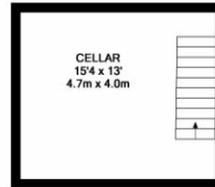
- Chain Free Sale
- Three Double Bedrooms
- Detached Victorian Property
- Three Reception Rooms
- Large Kitchen/ Dining Room
- Master Bedroom With En-Suite
- Private Rear Garden
- Off Road Parking
- Sought After Village Location
- Cellar



# Floor Plan

TOTAL APPROX. FLOOR AREA 1535 SQ. FT. (142.6 SQ.M.)

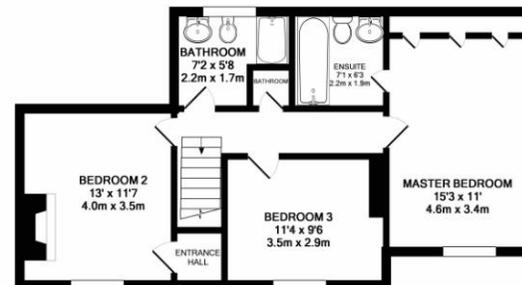
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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CELLAR  
APPROX. FLOOR  
AREA 199 SQ. FT.  
(18.5 SQ.M.)



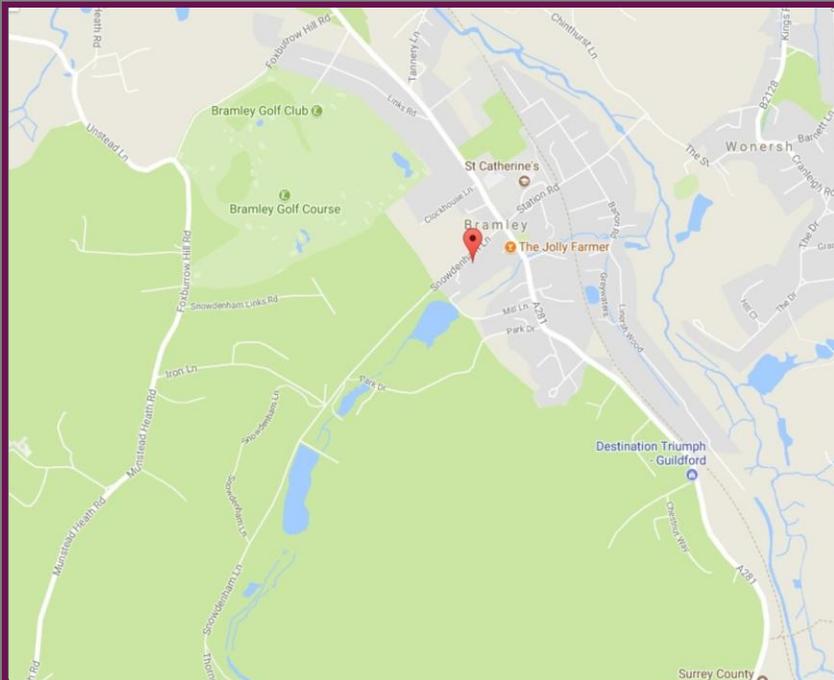
GROUND FLOOR  
APPROX. FLOOR  
AREA 881 SQ. FT.  
(83.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 855 SQ. FT.  
(80.9 SQ.M.)

# Location

Bramley village centre has 2 convenience stores, a butchers, greengrocers, cafe, library and local retail shops. There are regular bus links into Guildford and Cranleigh. There is an excellent selection of schools in the area in both the state and private sectors, including St. Catherine's School for Girls and Bramley C of E primary school. The area is surrounded by glorious countryside, ideal for walking and riding. The historic town of Guildford, with its famous cobbled High Street and castle, has an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants. There are 2 railway stations in Guildford and from the main station there is a fast service to London Waterloo taking approximately 37 minutes.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO <sub>2</sub> emissions																															
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We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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