



'Timberley', 40 Linersh Wood, Bramley, Guildford, Surrey, GU5 0EE

CLARKE



GAMMON

'TIMBERLEY', 40 LINERSH WOOD, BRAMLEY, GUILDFORD, SURREY, GU5 0EE

Occupying a plot of approximately half an acre, this attractive four bedroom detached family home is situated in a highly-regarded no-through road in Bramley village. The property offers well-balanced and beautifully presented accommodation of around 2,000 sqft with comfortable downstairs living space, enjoying a large open-plan kitchen/dining/family room to the rear of the house giving access to the attractive landscaped garden. In addition, there is a spacious triple aspect living room, study, well equipped utility room and downstairs cloakroom. To the first floor, off the galleried landing, there are four bedrooms with the principal bedroom enjoying a dual aspect towards the garden and being served by an en-suite shower room. The remaining three double bedrooms served by the family bathroom.

The grounds and gardens at 'Timberley' are of particular note; at over 360ft in length, the established and well-tended rear garden provides an array of mature shrubbery and laid predominately to lawn backing onto the River Wey and from the garden, there is rear access to the garage that provides storage. To the front of the property, a shingle horseshoe driveway provides off-road parking for multiple vehicles and gives access to the detached single garage.

'Timberley' is well situated in a highly-regarded road in the popular Surrey village of Bramley, conveniently located for the larger towns of Guildford and Godalming being equidistant from both at around 4-miles respectively; a perfect combination of town and country living, ideal for those commuting to London and the southern regions. The village enjoys excellent local amenities, including a Post Office, pharmacy, general stores, cafe, independent butchers and greengrocers, as well as country pubs and restaurants. The surrounding countryside is perfect for walking, cycling and riding, with The Downs Link route to the coast and in addition, lying just to the east is the Surrey Hills Area of Outstanding Natural Beauty.

- DETACHED CHARACTER HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- HORSESHOE DRIVEWAY & GARAGE
- NEARBY EXCELLENT LOCAL SCHOOLS
- ACCOMMODATION APPROACHING 2,000 SQFT
- TWO BATHROOMS
- SUPERB 360FT GARDEN BACKING ONTO A RIVER
- SOUGHT-AFTER SURREY VILLAGE
- EPC: D

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Local Authority: Waverley Borough Council | Tax Band: G
Services: All mains services connected









SITUATION

Bramley is a pretty Surrey village, located south of Guildford and lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country and The Downs Link, which is a trail on a disused railway line forming part of the 37-mile shared route to the South coast and immediately accessible across the road from this property. Bramley's High Street offers a selection of shops, including a Co-Op store, butchers/deli and general grocer's, fish & chip shop, coffee shop, cafe, travel agent, pet shop, an elite car showroom, a couple of pubs and Bramley golf club. Bramley CoE Infant & Nursery school is rated Outstanding and Catherine's private independent girl's school is a very


highly-regarded and sought-after private girls school and consistently high-ranking in the UK league tables. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Both Cranleigh village and Godalming town centre are also close by. The nearest railway station is close by in Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.



DIRECTIONS

SAT NAV REF: (Post Code: GU5 0EE)

5th August 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

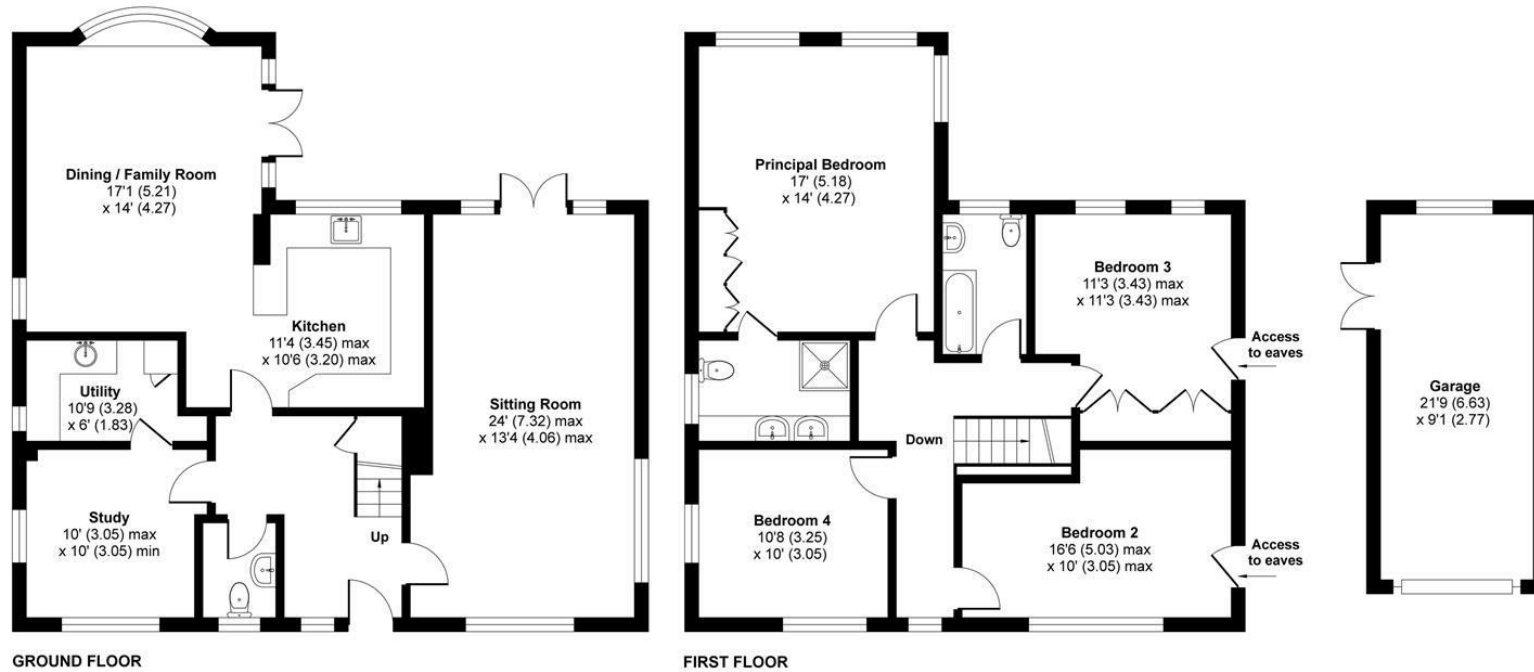
Linersh Wood, Bramley, Guildford, GU5

Approximate Area = 1916 sq ft / 178 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 2114 sq ft / 196.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 750878

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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