



Tracery, 59 Linersh Wood Close, Bramley, Guildford, Surrey,
GU5 0EQ

CLARKE  GAMMON
1919

Tracery

59 LINERSH WOOD CLOSE, BRAMLEY, GUILDFORD, SURREY, GU5 0EQ

Set on arguably the most desirable road in Bramley, Tracery is a much-loved five-bedroom detached home with a rich local history and a wonderfully versatile layout. Designed in 1959 by the current owner—and built by respected local builder J.A. Parsons, the house was constructed using red bricks sourced from nearby Smithbrook Kilns, adding to its authentic charm and character.

A spacious hallway links all the principal rooms on the ground floor, where the layout is both warm and welcoming. The dual-aspect living room features a bay window to the front, patio doors to the rear, a gas fireplace, and a study area tucked away at the back. The front-facing dining room, also with a bay window, connects to the Beech Shaker-style kitchen via a serving hatch. The kitchen/breakfast room is fitted with laminated worktops, a stainless steel sink and drainer, and has provision for freestanding white goods. Both the living room and breakfast room open onto a covered seating area—perfect for enjoying the garden in all seasons.

Upstairs, there are five bedrooms. The master bedroom includes built-in storage and a wash basin, while the second bedroom is a generous double with additional built-in wardrobes. Bedrooms three and four are also doubles, with the fourth currently used as a hobby room. The fifth bedroom, a single, is ideal as a study or nursery. A family bathroom with bath and basin is complemented by a separate WC and an additional wash basin.

The tandem garage, equipped with power and lighting, has long served as a workshop. There is also an external WC and wash basin for added convenience. The front garden is laid to lawn with mature planting, and a gravel driveway provides ample parking for multiple vehicles. To the rear, the south-westerly facing garden is a true highlight. Extending to approximately 135 feet, it backs directly onto the Downs Link, a former railway line now popular with walkers and cyclists, with gated access from the garden. In the early 1960s, the owners' children would wave to passing trains from the top of the garden—a tradition fondly remembered. Today, the garden is beautifully tiered and thoughtfully landscaped, with mature borders that provide colour throughout the year, a greenhouse, potting sheds, and a peaceful seating area at the top, offering views back toward the house.

While the property has been lovingly maintained, Tracery now offers an exciting opportunity for modernisation, allowing the incoming owner to update and personalise the home to suit their own tastes and lifestyle.

- Prime position on one of Bramley's most sought-after roads
- Five-bedroom detached home with scope to modernise and personalise
- Designed in 1959 by the current owner and built with local materials
- Spacious dual-aspect living room with bay window and garden access
- Tandem garage/workshop with power, lighting, and external WC
- Large front garden and gravel driveway with ample parking
- 135ft south-westerly garden backing onto the Downs Link
- EPC: D

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Local Authority: Waverley Borough Council -Waverley Borough Council Tax

Services: Band G

The property benefits from all mains services being connected









SITUATION

Tracery is located in the heart of Bramley, one of Surrey's most picturesque and sought-after villages, set within the borough of Waverley. Positioned on Linersh Wood Close, a peaceful, tree-lined road known for its friendly community and stunning cherry blossoms in spring, the property enjoys a tranquil yet well-connected setting. Bramley offers a charming village atmosphere with a range of local amenities, including independent shops, a post office, library, and a village hall. The village is also home to several popular pubs and eateries, such as The Jolly Farmer and The Wheatsheaf, both well-loved by residents and visitors. Families benefit from access to excellent local schooling, including Bramley C of E Infant School and St Catherine's School, with further options available in nearby villages like Wonersh and Shamley Green. Recreational opportunities abound, with scenic walks along the Downs Link—which runs directly behind the property—offering access to beautiful countryside and bridleways leading to Cranleigh and Shalford. Bramley and Wonersh Common is nearby, and the River Wey runs close to the village, providing peaceful spots for fishing, boating, and nature watching. Bramley is just a short drive from Guildford, a vibrant town offering mainline rail links to London, as well as a wide array of shopping, dining, and leisure facilities, including theatres, cinemas, and sports centres.



DIRECTIONS

Starting from Guildford town centre, head south on the A281 towards Shalford and Horsham, passing through the village of Shalford. Continue along the A281 for approximately 3.5 miles until you reach Bramley. After passing the petrol station and St Catherine's School on your left, turn left onto Station Road. Take the second right onto Barton Road, then follow the road as it leads into Linersh Wood and continues into Linersh Wood Close. Tracery (No. 59) is located on the right-hand side.

A five-bedroom detached home on one of Bramley's most desirable roads, offering spacious accommodation, a generous south-westerly garden backing onto the Downs Link, and exciting potential for modernisation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Linersh Wood Close, Bramley, Guildford, GU5

Approximate Area = 1502 sq ft / 139.5 sq m

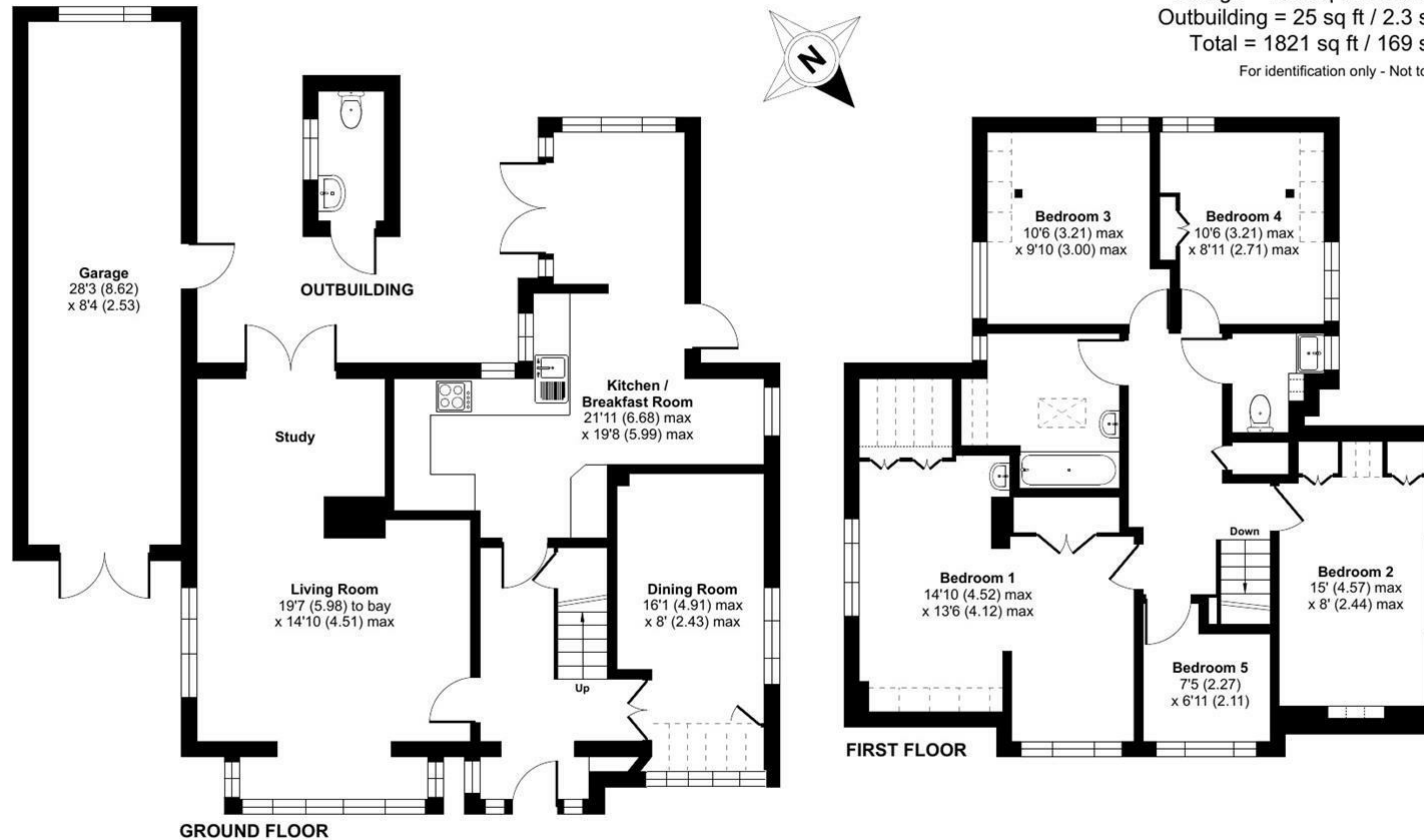
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 235 sq ft / 21.8 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1821 sq ft / 169 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1325640

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.

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