



11a Eastwood Road, Bramley, Guildford, Surrey, GU5 0DY

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BRAMLEY, GUILDFORD, SURREY, GU5 0DY

11a Eastwood Road is a charming Victorian semi-detached property, ideally positioned close to the heart of Bramley village. With attractive brick elevations, a walled front garden, and provision for off-street parking, the home offers both curb appeal and everyday practicality.

Inside, the property is presented in good order throughout. A small porch leads into a welcoming hallway, which provides access to all ground floor rooms and includes a useful under-stairs cupboard. The ground floor has been opened up to create a spacious living and dining area. At the front, the living room features a bay window and a brick fireplace, while the dining area at the rear enjoys direct access to the patio and garden. The kitchen is located at the rear of the property and is fitted with cream units, a laminate countertop, and a sink with drainer beneath the window. It includes an integrated electric oven and gas hob with cooker hood, space for freestanding white goods, and a breakfast area at the back. A stable door opens directly onto the patio. Upstairs, the property offers two generously sized double bedrooms and a third single bedroom, perfect for use as a study or nursery. The bathroom features a three-piece suite with a bath and shower over, along with a large airing cupboard.

The rear garden enjoys a sunny south-westerly aspect and is arranged with a patio area, mature borders, a small pond, and a lawned section. Side access and a garden shed add further convenience.

While the property is well-maintained, it offers excellent potential for modernisation throughout. There is scope to extend to the rear and into the loft, subject to planning permission, allowing future owners to create additional living space and further enhance the home.

Offered with no onward chain and vacant possession upon completion, this is a rare opportunity to acquire a characterful period property with room to grow, in a desirable village setting with excellent access to local amenities, schools, and transport links.

- Offered with no onward chain and vacant possession upon completion
- Spacious open-plan living and dining area
- Two generous double bedrooms and a third single bedroom, ideal as a study or nursery
- Excellent potential to modernise and extend to the rear and into the loft (STPP)
- Attractive Victorian semi-detached home with brick elevations and bay window
- Spacious kitchen with cream units, integrated oven, gas hob, and stable door to patio
- South-westerly facing rear garden with patio, lawn, mature borders, pond, and side access
- EPC Rating: D

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Local Authority: Waverley Borough Council - Tax Band E

Services: The property benefits from mains drainage, electricity, water and a gas supply









SITUATION

11a Eastwood Road is situated close to the heart of Bramley, one of Surrey's most picturesque and sought-after villages within the borough of Guildford. The property enjoys a peaceful setting with a strong sense of community and convenient access to a wide range of local amenities.

Bramley offers a quintessential village atmosphere, featuring independent shops, a post office, library, and village hall. The area is also home to several popular pubs and eateries, including The Jolly Farmer and The Wheatsheaf—both well-loved by residents and visitors alike.

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 such as Wonersh and Shamley Green.

Recreational opportunities abound, with scenic walks along the Downs Link—which runs directly behind the property—providing 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, offering peaceful spots for fishing, boating, and nature watching.


Just a short drive away, Guildford provides mainline rail links to London and a wide array of shopping, dining, and leisure facilities, including theatres, cinemas, and sports centres—making Bramley an ideal blend of rural charm and urban convenience.



DIRECTIONS

Starting from Guildford, head south on Millbrook (A281), following signs for Horsham. Continue along the A281 for approximately 3.5 miles, passing through Shalford and into Bramley. As you enter the village, pass the petrol station and turn left at the mini roundabout onto Station Road. Follow Station Road for around 0.2 miles, then turn left into Eastwood Road. 11a Eastwood Road will be on your left-hand side.

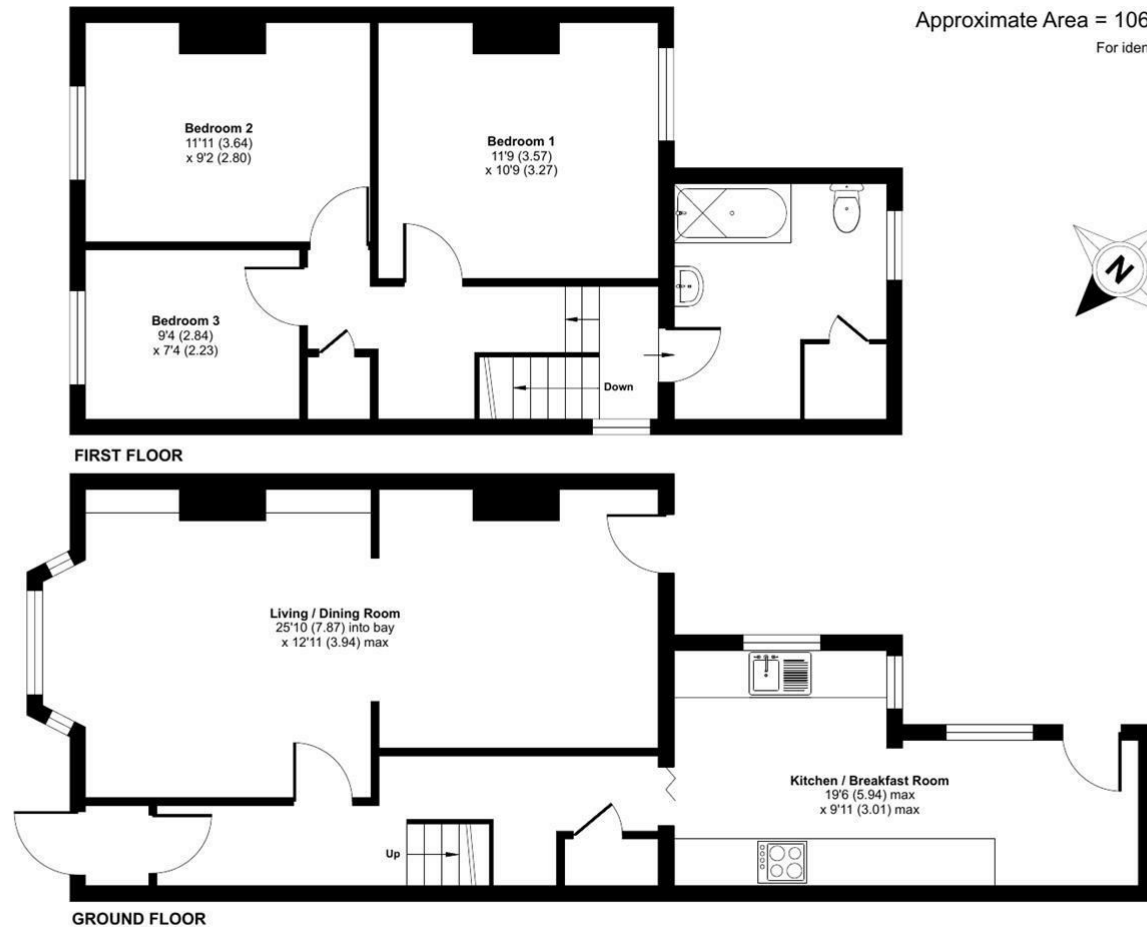
A charming Victorian semi-detached home in the heart of Bramley, offering character, potential, and no onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Area = 1064 sq ft / 98.8 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: 1332189

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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