



Winkworth, Station Road, Bramley, Guildford, Surrey, GU5 0AY

Winkworth

STATION ROAD, BRAMLEY, GUILDFORD, SURREY, GU5 0AY

Situated in the heart of Bramley village, Winkworth is a well-presented semi-detached two-bedroom home that retains many character features. The property has attractive red brick and rendered elevations, sash windows, and the convenience of off-street parking.

Accessed via a side entrance, the home opens into a small hallway leading to both the kitchen and living room. Located at the front of the property, the living room is a warm and inviting space, rich in character, featuring a bay window, open fireplace, stripped wooden floors, and picture rails. The kitchen is fitted with white shaker-style units, a stainless-steel sink and drainer, built-in electric oven, electric 4-ring hob with cooker hood, and provisions for a freestanding washing machine, dishwasher, and fridge freezer. A downstairs cloakroom off the kitchen adds further convenience. Leading from the kitchen, the conservatory—currently used as a dining room—offers lovely views over the garden and opens onto a patio via French doors.

Upstairs, the master bedroom is a generous double located at the front of the property, while the second bedroom is a comfortable single overlooking the rear garden. A well-appointed three-piece bathroom completes the first floor, featuring a WC, bath with shower over, and a basin with built-in storage.

To the rear, the property enjoys a south-east facing garden extending to approximately 100 feet. Mainly laid to lawn, it features border planting with established perennials and annuals, side access, and a potting shed at the far end.

Winkworth offers a rare opportunity to acquire a characterful home in a sought-after village setting, with excellent access to local amenities, countryside walks, and transport links to Guildford and beyond.

- Attractive semi-detached home with red brick and rendered elevations
- Character features
- Conservatory dining area with French doors to patio
- Off-street parking and convenient side entrance
- Two bedrooms including a spacious double and a single
- Shaker-style kitchen
- 100ft south-east facing garden with potting shed and side access
- EPC Rating: E

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Local Authority: Waverley Borough Council / Tax Band D

Services: the property has all mains services connected









SITUATION

Winkworth is situated close to the heart of Bramley, one of Surrey's most picturesque and sought-after villages within the borough of Guildford. There is 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.

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 Wonerish 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 Wonerish 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. Winkworth will be on your right hand side.

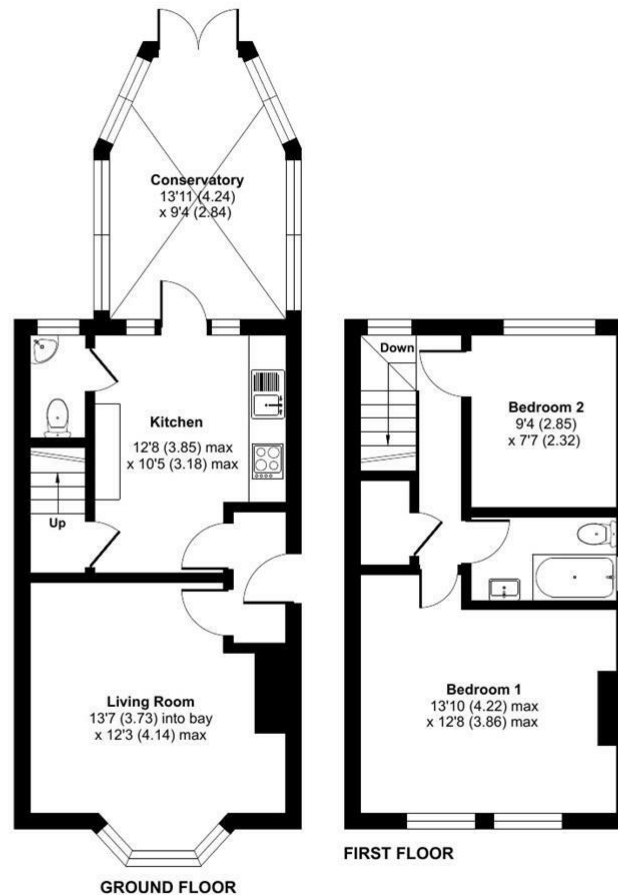
A charming two-bedroom semi-detached home in Bramley featuring period character, off-street parking, and a 100-foot south-east facing garden.

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	53	65
(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 = 825 sq ft / 76.6 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: 1350993

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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