



Brown Eaves, Horsham Road, Bramley, Guildford, Surrey

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Brown Eaves

Horsham Road, Bramley, Guildford, Surrey GU5 0AN

A fine, detached, house with substantial outbuilding, tennis court and landscaped grounds extending to one acre

Shalford railway station 1.4 miles, Guildford & mainline station 3.3 miles, Godalming 3.4 mile, Dorking 12.8 miles, London Gatwick Airport 24.6 mile, Central London 35 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/breakfast/family room | Utility
Larder | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms
Family bathroom | Luxury outbuilding with Mezzanine | Garden store | Double garage
Tennis court | 1 acre grounds | EPC rating E

The property

Believed to date to 1915, Brown Eaves offers character features in keeping with its classic vintage and provides well-proportioned, versatile accommodation, within a homely environment. The exposed timber flooring in the reception hall extends across much of the ground floor providing practicality and a pleasing sense of cohesion, with reception rooms comprising a spacious sitting room with French doors linking to the outside and an adjoining formal dining room. Both rooms feature large bay window providing enhanced illumination and an outlook over the rear garden, as well as attractive stone fireplaces. Offering the convivial heart of the home, the kitchen/breakfast and family room provides a relaxed setting, featuring standalone cabinetry and a cream Aga, with ancillary space provided by a utility room and larder.

On the first floor, there are five bedrooms, two with bay window alcoves, and three with

retained decorative fireplaces. The principal room benefits from access to an en suite shower room, and a family bathroom completes the accommodation on the upper level. A supplemental outbuilding offers a smart, oak-clad space which presents as a vaulted, leisure space with bar area, shower room and mezzanine, and bi-folding doors opening to a decked platform.

Outside

Enjoying the seclusion of a tucked-away, leafy setting backing onto Bramley Golf Course, Brown Eaves is approached via high-level electric wooden gates onto a length of gravelled driveway which extends to the frontage of the house and provides parking in addition to the double garaging.

An expanse of lawn to the rear is framed by mature shrubs and majestic trees and provides the perfect children's playground, with paved terracing adjoining the house offering opportunities for outdoor dining and relaxation. Paved stepping stones provide a journey across the lawn to the far margin of the garden where there is a charming, stone-terraced and gravel seating area under the dappled shade of specimen trees. A pathway provides a route to the fully-enclosed tennis court and to the adjoining outbuilding.

Location

The village of Bramley offers a lively High Street, with local amenities including a greengrocer, butcher, public houses and eateries, primary and secondary schooling, with the village hall hosting events and activities. Guildford is within easy reach with its comprehensive shopping, cultural and recreational facilities including The Surrey Sports Park, G Live and the Yvonne Arnaud Theatre. Road-users are able to access the A3 and M25, which link to the national motorway network, Heathrow and Gatwick Airports and southwards to the coastline, whilst commuters are afforded stations at Shalford and Guildford stations for regular services to London Waterloo and Portsmouth.





Floorplans

Brown Eaves, Horsham Road, Bramley
 Main House internal area 2,830 sq ft (263 sq m)
 Garages internal area 402 sq ft (37 sq m)
 Outbuildings internal area 642 sq ft (60 sq m)
 Total internal area 3,874 sq ft (360 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Location (cont.)

Well-regarded schooling includes Charterhouse, Prior's Field, St. Catherine's, Cranleigh, Aldro and St. Hilary's School.

Direction

Following the A281 in a southerly direction from Guildford towards the village of Shalford. On reaching the roundabout, take the 2nd exit, remaining on the A281/Horsham Road. Continue for approximately 1.2 mile where the property will be found on the right.

General

Local Authority: Waverley Borough Council.

Tel: 01483 523333

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,795,000



Guildford

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