



Exceptional wing of a Grade II listed Manor House

Bramley Manor West, High Street, Bramley, Surrey, GU5 0HS

Freehold

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Excellent living accommodation • Entrance hall, drawing room, dining room • Outstanding ballroom • 5 bedrooms • 4 bathrooms (3 en suite) • Mature gardens • Self-contained one bedroom annexe

Local information

With origins back to Saxon times and the Domesday Book, the parish of Bramley covers about ten square miles of some of the most beautiful countryside in Surrey, much of it in the Surrey Hills Area of Outstanding Natural Beauty.

The village itself is in a conservation area and is blessed with a multitude of heritage features and interesting buildings. Bramley High Street has a wide variety of shops, post office, a petrol station with minimarket, library and numerous eating establishments including two pubs and several restaurants.

Just a short drive away the larger town of Godalming offers a wider range of options while at Guildford the full range of shopping, leisure and cultural amenities may be found. Both towns provide mainline stations with a fast and frequent service to London. Convenient road connections with the A281 providing the southerly link towards Horsham and the coast and the A3 to London and both Gatwick and Heathrow airports (approximately one hour drive).

There is an excellent choice of state and private schools within easy reach including St Catherine's in Bramley, Charterhouse, Royal Grammar School and Guildford High School amongst many others.

Walking and riding through some

of our most beautiful countryside is available directly from the house while there is golf at several clubs in the area. There are multi-activity sport and leisure centres at Guildford, Godalming and Cranleigh; racing at Sandown Park, polo at Ewhurst, sailing at Frensham and flying at Fairoaks.

About this property

Bramley Manor West is an impressive wing of a significant Grade II listed Jacobean Manor House, which is now divided into two homes. The house dates back to the late 17th century although the Manor is believed to have existed before the Norman Conquests, at which time it owned a large part of Surrey. Bramley Manor was substantially altered in the late 19th century and divided into two in the 1950s. It was altered again in the 1990s and the current owners have modernised and upgraded the accommodation throughout with sympathetic attention to detail during their 23 year ownership. Arranged over three floors and extending to approximately 4000 sq ft, the beautifully presented interior comprises five bedrooms and five bathrooms, three of which are en suite.

On the ground floor there is a large reception hall with under floor heating and a cloakroom, an elegant drawing room, dining room, study and a kitchen which opens into an orangery style breakfast area. The ballroom is a magnificent room and opens



onto the garden, providing a wonderful entertaining area.

Bramley Manor West also benefits from a self-contained annexe which can be accessed from the garden or via the adjoining lane, and comprises an open plan kitchen/reception room and a bedroom with en suite shower room. There is under floor heating throughout and glazed double doors open to a feature terrace which leads onto the garden.

Externally, there is a shared entrance at the front which leads to a large parking area and a central turning area which is shared with the adjoining part of Bramley Manor. The rear garden has two fine entertaining terraces and a large area of lawn bordered by mature shrubs and trees. There is a gate which leads directly to the Downslink footpath, providing miles of walks and access into the village.

Tenure

Freehold

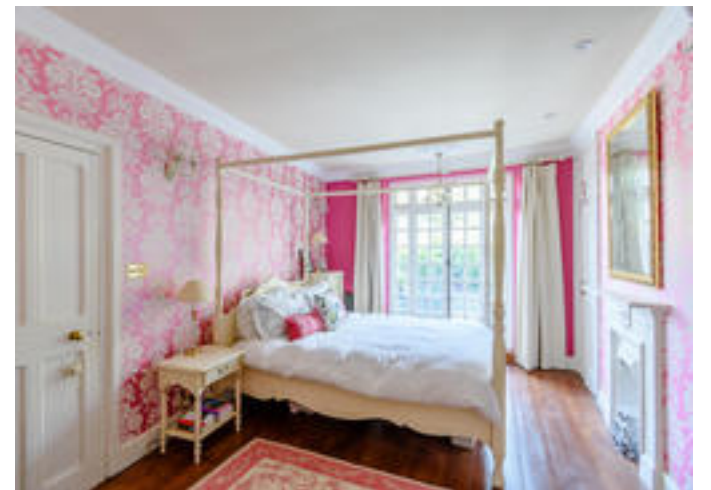
Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 3682 sq ft

Outbuildings 601 sq ft

Total 4283 sq ft

Savills Guildford

01483 796 800

guildford@savills.com



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

□ □ □ □ Denotes restricted head height

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