



Delightful village house with wonderful garden

The Coach House, Chinthurst Lane, Bramley, Surrey, GU5 ODR

Freehold



Kitchen/breakfast room • 3 reception rooms • 3 bedrooms • 2 bathrooms • Landscaped gardens • Set in 0.65 acre • Car port for two cars • Garden shed and green house

Local information

The parish of Bramley covers approximately 10 square miles of some of the most beautiful countryside in Surrey, much of it in the Surrey Hills an Area of Outstanding Natural Beauty and with Great Landscape Value. Bramley offers a good range of local services for daily needs, including a village school and church, two pubs, restaurants, convenience shops and Post Office. Whilst Guildford provides a full range of shopping, leisure and cultural amenities, including a main line station, with a fast and frequent service into London/Waterloo, with journey times from around 36 minutes. There is a wide selection of schools in the area, including St Catherine's, King Edward's, Cranleigh, Charterhouse, The Royal Grammar and Guildford High. Recreational opportunities include golf at many local clubs; shooting and fishing; polo at Hurtwood Park; racing at Epsom and Sandown Park. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding.

About this property

Previously part of Little Chinthurst Farm, The Coach House is an attractive detached home offering balanced and well-presented living accommodation. Upon entering the property, the galleried entrance hall leads to three reception rooms comprising sitting room with multi fuel burner stove, a spacious dining room which leads to the study with full height

doors. All reception rooms are wonderfully light and have doors opening onto the garden and driveway. The well-appointed kitchen has a range of fitted units, built-in appliances and space for informal dining. The downstairs accommodation is completed by a utility room and cloakroom.

On the first floor is the principal dual-aspect bedroom, a dressing area with fitted wardrobes, and an en suite bath/shower room with underfloor heating. There are two further bedrooms, each with fitted wardrobes, and one having extensive fitted library shelving. A family bathroom has a separate shower and underfloor heating. The facilities are completed by a large store cupboard, a walk-in airing cupboard and extensive loft space.

Outside, the gardens have been beautifully landscaped, with extensive areas of lawns, flowering borders, a pergola with wisteria and vines, and a number of fruit and mature trees. A paved terrace offers an ideal space for entertaining. The garden benefits from an irrigation system, a summer house enjoying garden views, a garden store and a dry stone wall.

The property is approached via electric gates leading to a gravelled driveway with ample parking and a two bay car port.

Tenure

Freehold

EPC rating = C





The Coach House, Chinthurst Lane, Bramley, Surrey, GU5 0DR

Gross internal area (approx) 2487 sq ft

Outbuildings 425 sq ft

Total 2912 sq ft

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The Coach House, Guildford
Main House gross internal area = 2,487 sq ft / 231 sq m
Garage & Car Port gross internal area = 425 sq ft / 40 sq m
Total gross internal area = 2,912 sq ft / 271 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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