



Family home located in the heart of Bramley

3 Woodrough Copse, Bramley, GU5 0HH

Freehold



Four well proportioned bedrooms • Three reception rooms • Village location • Spacious rear garden backing onto woodland • Off street parking and double garage

Local information

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. Nearby, 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. Road communications are good with easy access to the A3 at Guildford and the M25 at Wisley.

There are a good 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

3 Woodrough Copse is an excellent family home set within an executive private development on the edge of the village.

The large living room includes an inglenook fireplace and flows directly into the conservatory with access to the rear garden. The ground floor also consists of a dining room, study and kitchen with a neat utility room. In addition there is a downstairs cloakroom.

The first floor offers a delightful main suite with a bathroom and built-in wardrobes. The three further bedrooms are all double, and served by a family bathroom.

The gardens do not disappoint, they provide much privacy with a large terrace providing the opportunity for summer entertaining. A double garage and good parking space completes the picture.

Tenure

Freehold

EPC rating = D

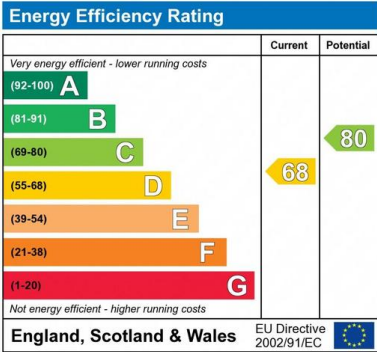
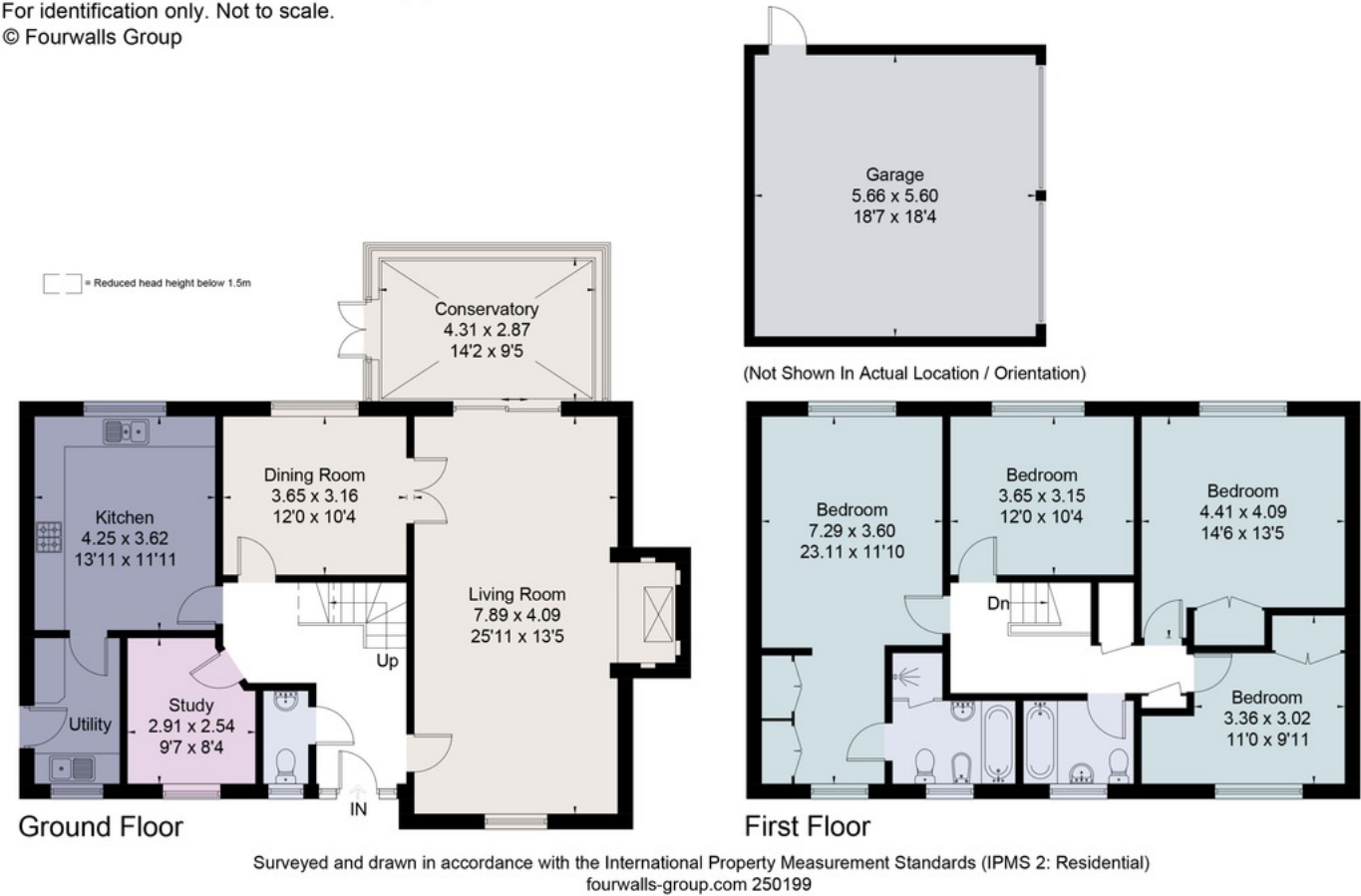
Viewing

Strictly by appointment with Savills





Approximate Area = 190.6 sq m / 2052 sq ft
Garage = 31.4 sq m / 338 sq ft
Total = 222 sq m / 2390 sq ft
Including Limited Use Area (3 sq m / 32 sq ft)
For identification only. Not to scale.
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