



Attractive family house in a secluded location

Orchard Cottage, Snowdenham Lane, Bramley, Surrey, GU5 0DB

£1,950,000 Freehold



Three reception rooms • Open plan kitchen/diner • Principal bedroom en suite • Three further bedrooms and two additional bathrooms • Three garages • South west facing garden of 0.8 acre • Indoor swimming pool

Local information

Orchard Cottage lies within The Surrey Hills designated Area of Outstanding Natural Beauty. Bramley offers a good range of local services for daily needs, including 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. 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, 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

Located in the picturesque Thorncombe Valley this four bedroom detached property offers generous accommodation to include three spacious reception rooms, extensive open plan kitchen and breakfast room leading you into a more formal dining area. A practical utility room allows access to an integral double garage offering scope for conversion subject to planning permission. A third single garage adjoins the property.

The first floor offers four double bedrooms with the principle bedroom benefitting from en suite bath/shower room and dressing room with built in wardrobe space. A second large bedroom at the opposite end of the house has additional space for a dressing room. Two further bedrooms with built in storage overlook the delightful rear garden with the accommodation completed by a separate family shower room and family bathroom.

Externally, the south west facing rear garden is mostly laid to lawn with mature borders and a selection of shrubs. Complimented by far reaching views over countryside, a large paved terrace and patio, the garden makes for a delightful area to entertain and relax. An indoor swimming pool, elevated, provides additional space for other activities. Public footpaths & bridleways are within easy access.

Tenure

Freehold

Local Authority

Waverley Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

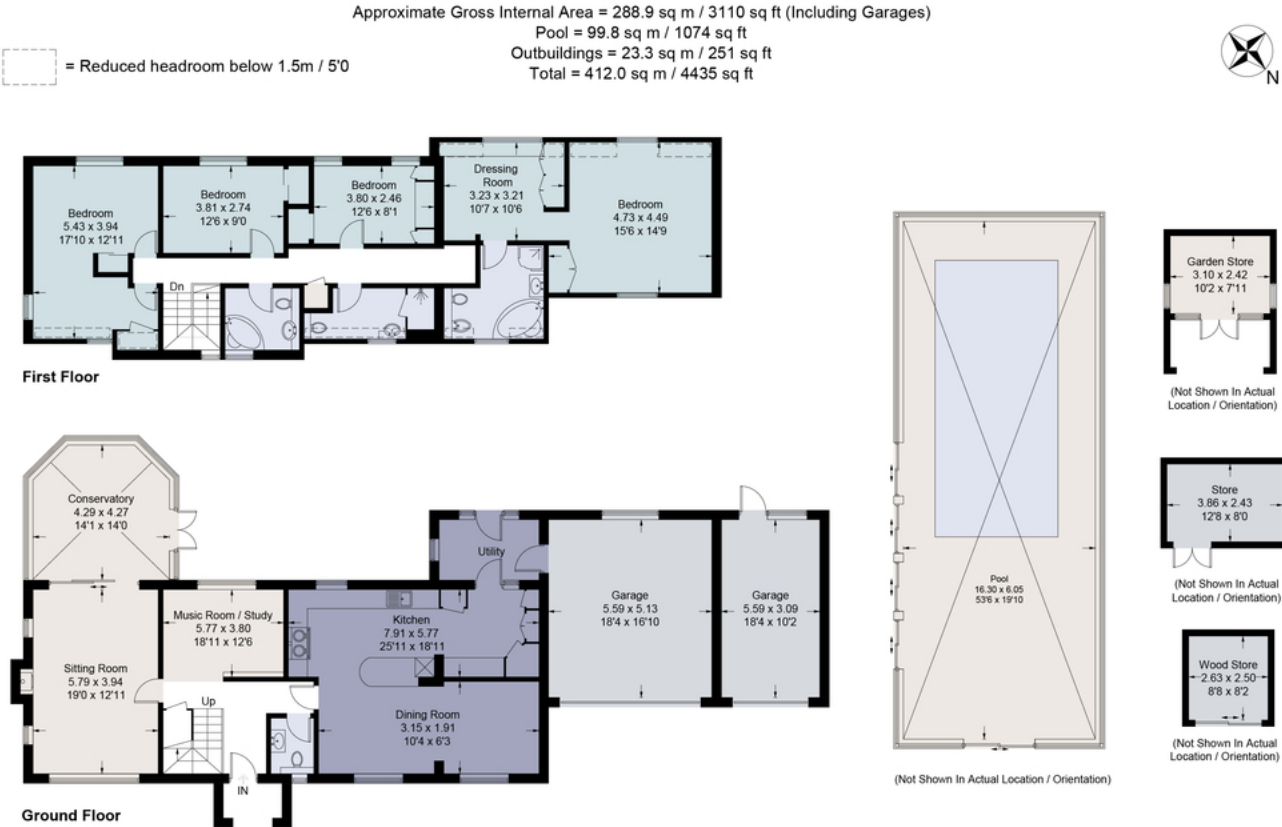




Orchard Cottage, Snowdenham Lane, Bramley, Surrey, GU5 0DB
Gross internal area (approx) 3110 sq ft
Outbuildings 1325 sq ft
Total 4435 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID897476)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
	63	73
EU Directive 2002/91/EC		
England, Scotland & Wales		

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