



WYCHCROFT

Bramley, Guildford, Surrey



A MUCH-LOVED FAMILY HOME SET IN 2 ACRES ON THE EDGE OF THE THORNCOMBE VALLEY.

Within half a mile of Bramley which offers the charm of village life with easy access to excellent schools, scenic countryside, and the vibrant amenities of nearby Guildford.

Summary of accommodation

Hall | Sitting room | Garden room | Dining room | Study | Kitchen/breakfast room | Bedroom | Bathroom | Cloakroom

Principal bedroom with en suite bathroom | Two further bedrooms | Family shower room

Extensive garaging and store | Pool house with store and changing room

Superb gardens and grounds with swimming pool

In all about 2 acres

Distances: Bramley village 0.5 miles, Guildford 3.5 miles, A3 5.5 miles, Godalming to London Waterloo (from 35 minutes)
(All distances and times are approximate)

LOCATION

Wychcroft is situated in a fantastic rural setting on the south-western edge of Bramley, which offers a good range of shops for everyday needs, 2 churches and public houses. More extensive facilities are available in Guildford, which is about 3.5 miles to the north, offering a wide range of shopping, educational and recreational facilities including the Yvonne Arnaud theatre and the Spectrum Leisure Centre. The A3 at Guildford provides easy access to London and connections to the national motorway network, Heathrow and Gatwick airports.

There are excellent schools within the area including St. Catherine's in Bramley, Prior's Field and Charterhouse in Godalming and Cranleigh School in Cranleigh.

The surrounding countryside is some of the finest in the county and includes the Thorncombe Valley which is very close to the house.

THE PROPERTY

Owned by our clients since 1980, Wychcroft is a wonderful family home offering excellent accommodation over two floors, many with a glorious outlook over the gardens.

Although beautifully maintained, there is now the opportunity for an incoming purchaser to potentially extend (subject to any planning consents) or reconfigure, depending on requirements.

OUTSIDE

The property is approached off the lane up a gravel driveway with plenty of parking in front of the house and garage block. The extensive gardens of 2 acres are extremely private and have been beautifully laid out and include a swimming pool.

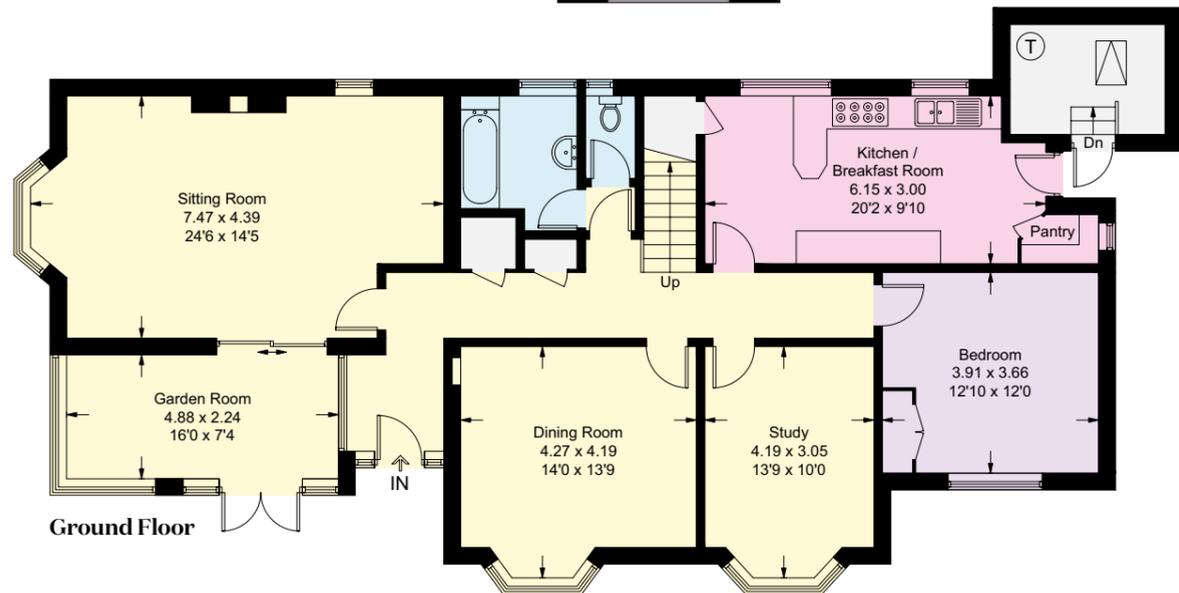
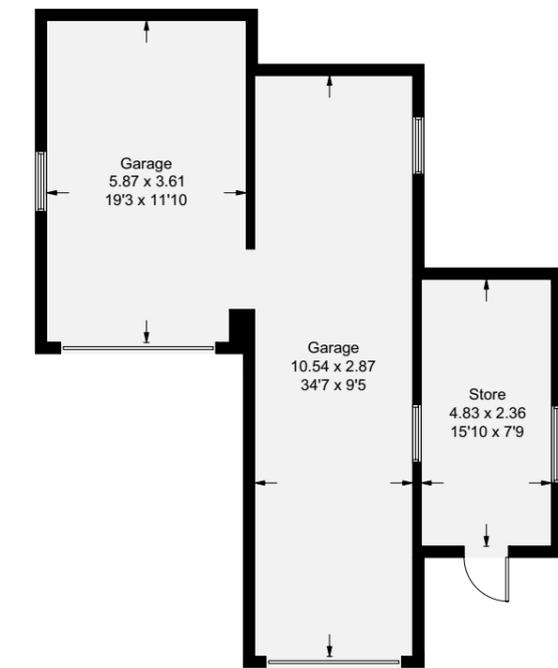
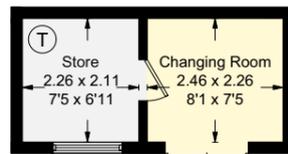
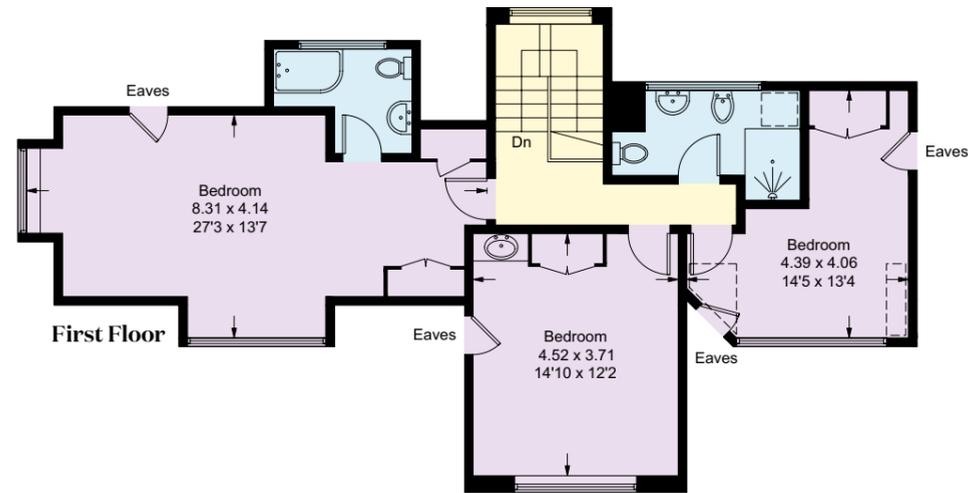




⊠ = Reduced headroom below 1.5m / 5'0"



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 213.7 sq m / 2300 sq ft
 Outbuildings = 80.3 sq m / 864 sq ft
 Total = 294.0 sq m / 3164 sq ft

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 any decisions reliant upon them.



PROPERTY INFORMATION

Tenure: Freehold

Services: The vendors advise us that the property has mains water and electricity, oil fired central heating and mains drainage.

Local Authority: Waverley Borough Council: 01483 523 333

Council Tax: Band G

EPC: F

Directions (GU5 0DB)

what3words: ///wallet.scuba.sweep

From Guildford, proceed south on the A281 through the village of Shalford to Bramley. At the roundabout in the centre of Bramley, by the petrol station, turn right into Snowdenham Lane towards the hamlet of Thorncombe Street. After approximately 0.5 miles, the entrance to Wychcroft will be found on the right-hand side. If you get to the gates of Snowdenham Hall on the corner of Iron Lane, you have gone too far.

Viewings: All viewings are strictly by prior appointment only with the agent.



Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



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