



Brooklands

Pepperbox Lane, Bramley, Guildford, Surrey



BNP PARIBAS GROUP 

A stunning house with stylish, spacious accommodation, gardens and grounds, including stables and paddocks

A magnificent detached house with extensive, beautifully presented accommodation, extensive gardens and outstanding facilities, including stabling. All set in a beautiful rural position close to the bustling and popular Surrey village of Bramley, and close to the stunning landscapes of the Surrey Hills.



6 RECEPTION ROOMS



**7 BEDROOMS
1 LODGE**



7 BATHROOMS



GARAGE



10 ACRES



FREEHOLD



RURAL



5,397 SQ FT



**GUIDE PRICE
£2,750,000**

The property

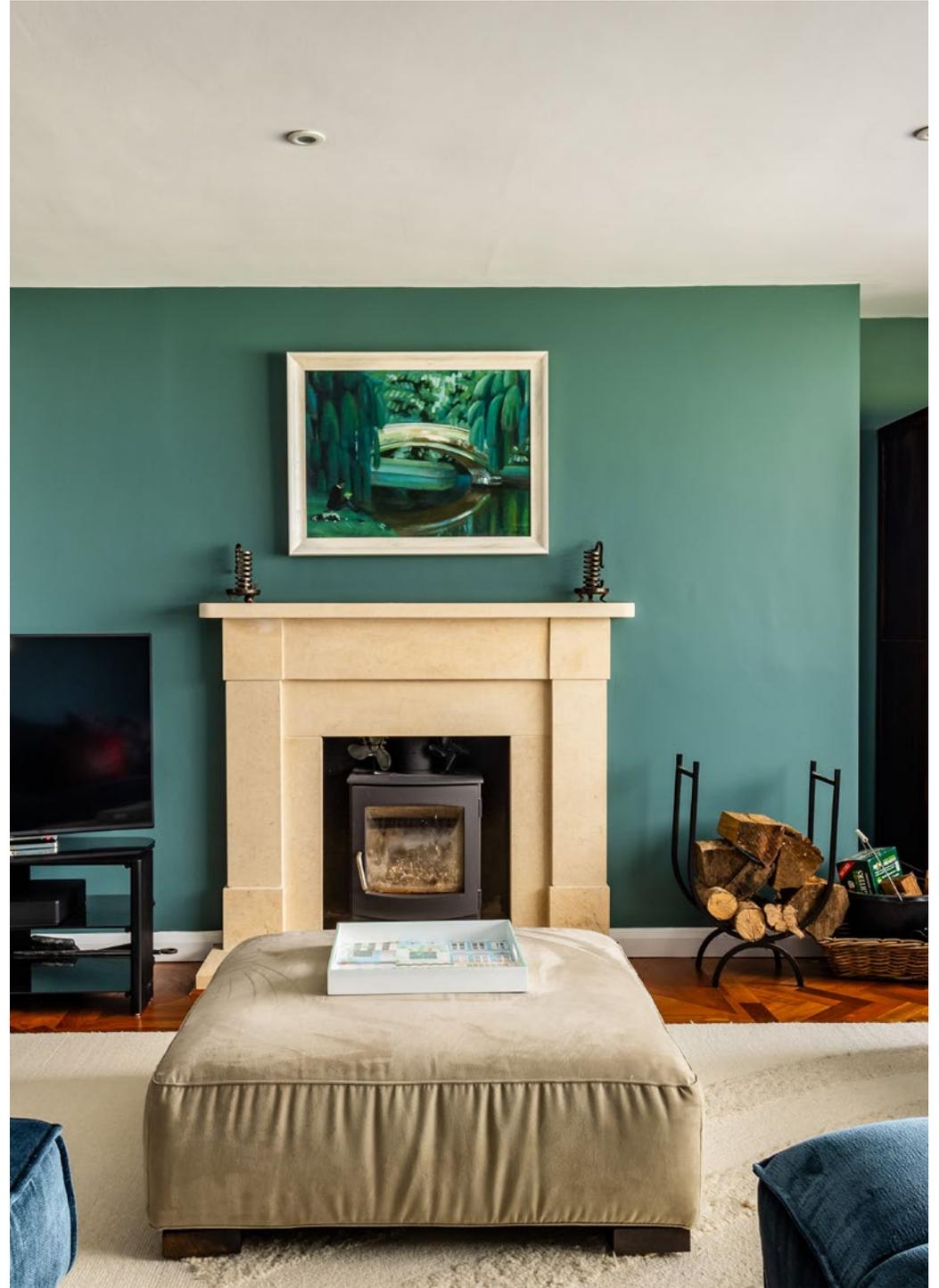
Brooklands is a substantial and highly impressive detached house with more than 5,000 square feet of immaculate living space, surrounded by stunning gardens and grounds, just outside sought-after Bramley. The house features elegant, understated styling and high-quality contemporary fittings with plenty of natural light throughout, and views across the splendid surrounding gardens.

The comfortable sitting room provides an attractive welcome to the home, with sliding doors leading to the formal drawing room with its wooden parquet flooring and fireplace fitted with a log burner. Bi-folds adjoin the drawing room to the south-facing sun room, which has French doors to the patio area and views across the garden. The ground floor also features a study for private home working, a home gym and a games room, as well as a 32ft open-plan kitchen and dining room. The kitchen itself has wooden fitted units, a central island with a breakfast bar and integrated appliances, while there is also space for a family dining table and sliding glass doors

opening to the rear patio. Two utility rooms, a laundry and a walk-in larder offer further space for home appliances and storage.

There are two well-presented double bedrooms on the ground floor which are ideal for guests, as well as a family bathroom with a bathtub and a separate shower. Upstairs, the open, spacious landing area leads to an additional five double bedrooms. These include the luxury principal bedroom with its Juliet balcony, two walk-in wardrobes and en suite bathroom with a bathtub, dual washbasins and walk-in shower. Three further bedrooms are en suite, with a family bathroom also available on the first floor. Stairs lead from the first floor landing to a large loft space, which is ideal for home storage and could be converted, subject to the necessary consents.









Outside

At the entrance to the property, a long driveway leads through the grounds to the front of the house, where there is a tarmac parking area for several vehicles, as well as access to the detached double garage. The stunning, spacious garden surrounding the house includes rolling lawns, various mature trees and a wealth of established hedgerows and shrubs. There is also an area of timber decking for al fresco dining, while outbuildings include a detached lodge with useful guest accommodation, a secondary single garage, an open-sided barn and a stables block. Furthermore, the grounds include a tennis court, professionally installed cricket wicket, an orchard, peaceful wooded areas and fields and paddocks, which are ideal for equestrian activities.

Location

Bramley, a picturesque village south of Guildford, combines charming country living with excellent commuter convenience. The village offers a post office, pharmacy, local shops, independent butchers, greengrocers, pubs and restaurants, while nearby

Godalming provides a wider selection of shops, eateries and services, including Winkworth Arboretum. The surrounding Surrey Hills countryside is perfect for walking, cycling and riding, and leisure facilities. For the golfing enthusiast, there are numerous courses in the area, including Cranleigh Golf & Leisure Club, Wildwood Golf Club, West Surrey Golf Club and Bramley Golf Club, whilst include Bramley, Milford, Charterhouse and Hurtmore Golf Clubs. Transport links are excellent, with Guildford and Godalming stations providing direct trains to London, and the A3 and M3 offering fast road connections to the capital and the south coast.



Distances

- Bramley 3.5 miles
- Cranleigh 3.5 miles
- Guildford 7 miles
- Godalming 8 miles

Nearby Stations

- Godalming
- Guildford

Key Locations

- Loseley Park
- Greyfriars Vineyard
- RHS Garden Wisley
- Winkworth Arboretum
- Denbies Wine Estate

Nearby Schools

- Bramley C of E Infant School
- St Catherine's
- Cranleigh
- Charterhouse
- Prior's Field
- Tormead
- Guildford High School
- Royal Grammar School







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

Main House internal area 5,397 sq ft (501 sq m)
 Loft internal area 1524 sq ft (141 sq m)
 Garages internal area 616 sq ft (57 sq m)
 Outbuildings internal area 1600 sq ft (148 sq m)
 The Lodge internal area 263 sq ft (24 sq m)
 Total internal area 9,400 sq ft (873 sq m)
 For identification purposes only.

Directions

GU5 0LW
 what3words: ///coconuts.cherish.crust

General

Local Authority: Waverley Borough Council
 Tel: 01483 523333

Services: Mains water, private sewage treatment plant compliant with current regulations, Solar Panels and Solar heat battery providing 300 litre hot water capacity in addition to 300 litre hot water tank, Calor Gas central heating,

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

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