

house.

PARTNERSHIP

Moving estate agency on



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THE GRANARY

Thorncombe Street
Bramley
Guildford GU5 0LU

Set in the rolling countryside of the Surrey Hills, a family home providing versatile and well-presented accommodation, plus landscaped gardens, swimming pool and paddock, extending to about 11.3 acres

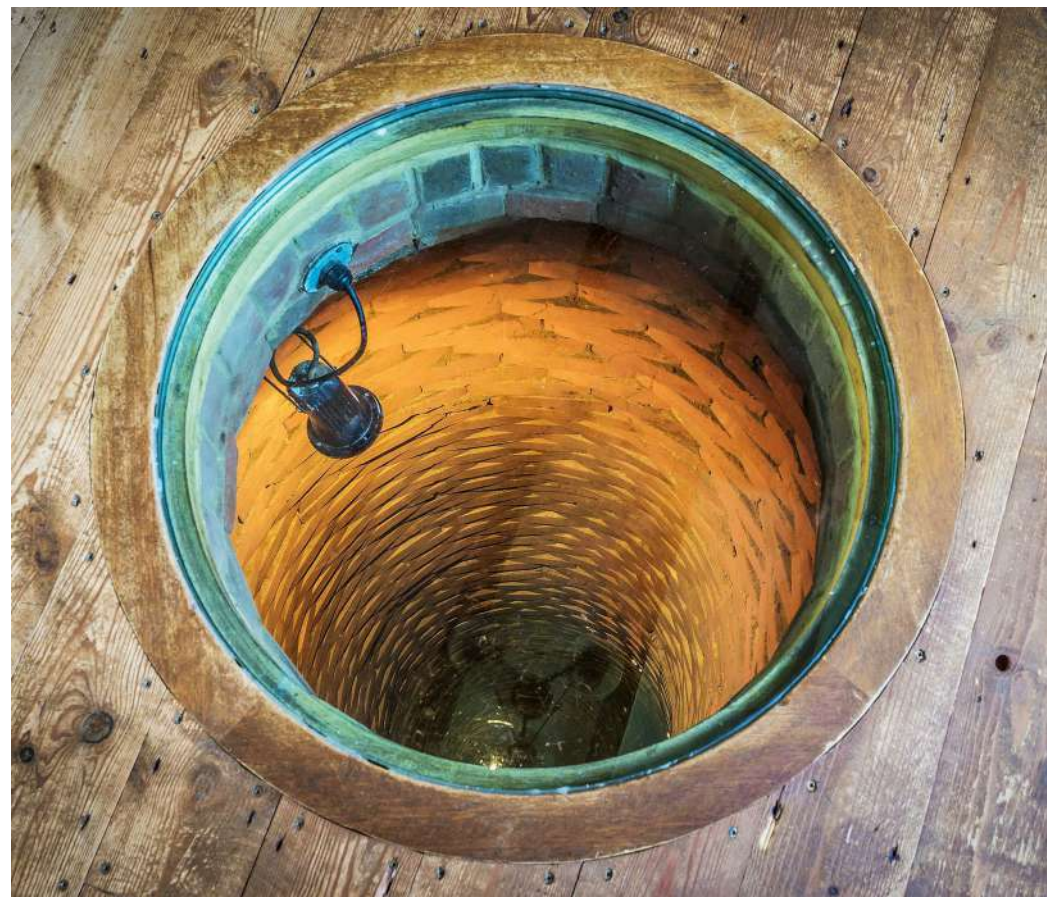
- Entrance hall
- Sitting room, dining room and home office
- Kitchen / breakfast room and utility room
- Ground floor bedroom, shower room and 2 storage rooms
- Master bedroom with en suite bathroom
- 2 further bedrooms and family bathroom plus family room / bedroom 5
- 3-bay car port and log store
- Swimming pool
- Landscaped gardens, paddock and orchard
- In about 11.3 acres: EPC: E



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properties perfectly presented

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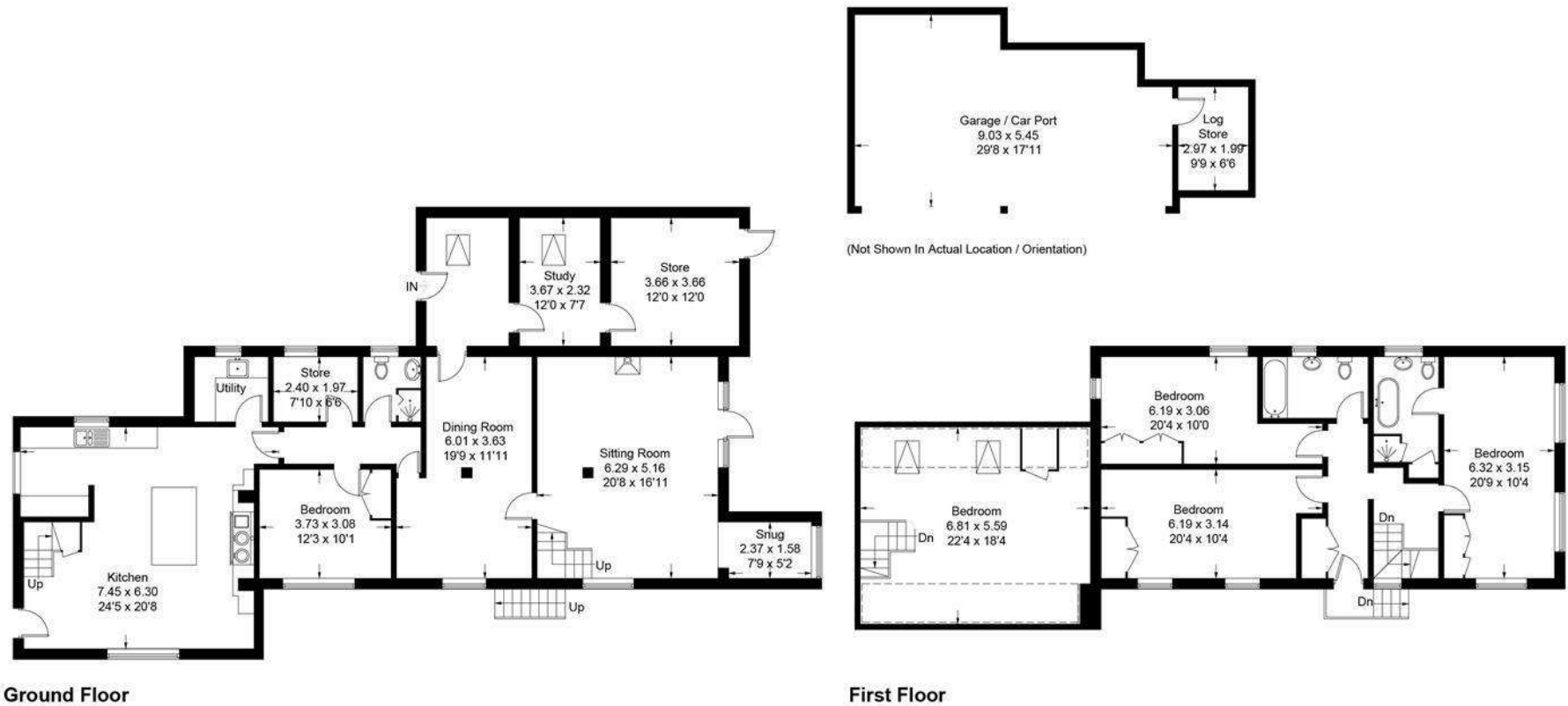
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Approximate Gross Internal Area = 286.7 sq m / 3086 sq ft

Log Store = 5.9 sq m / 63 sq ft

Total = 292.6 sq m / 3149 sq ft

(Excluding Garage / Car Port)



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. (ID906321)

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HOUSE INFORMATION

Total gross internal area: House 3,136 sq ft / 291.3 sq m; Outbuildings 534 sq ft / 49.6 sq m. Total 3,670 sq ft/ 340.9 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage..

Local authority: Waverley Borough Council.
Tel: 01483 523333.

Viewing: Strictly by appointment. Tel: 01483 266700.

