

CURCHODS



10 Tannery Lane

Bramley, Surrey, GU5 0AD

4 Bedrooms | 2 Bathrooms | 1 Reception Room

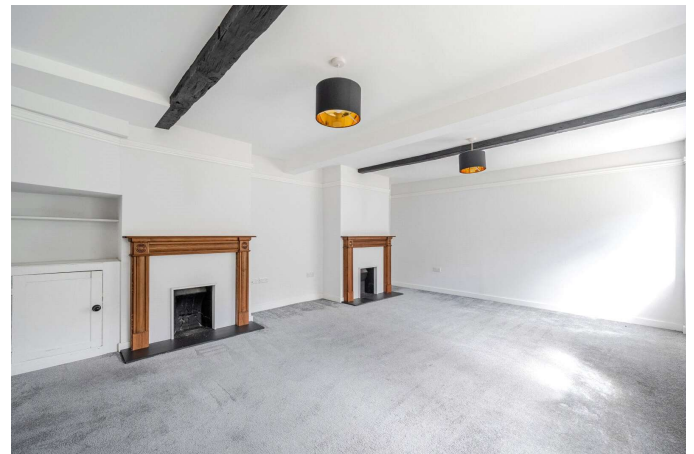
Guide Price £499,500

Freehold



END OF CHAIN: Tucked away on a private road in the highly sought-after village of Bramley, just moments from the picturesque cricket green and beautiful countryside walks, this charming Grade II listed home offers character-filled accommodation arranged over three floors. At the heart of the home is a welcoming sitting room featuring dual fireplaces and exposed beams, complemented by a charming Shaker-style kitchen with solid wood worktops and the convenience of a ground floor shower room. The first floor hosts a spacious principal bedroom alongside a well-proportioned second bedroom, while the top floor provides two further bedrooms and a stylish modern family bathroom. Outside, the property enjoys a generous garden enclosed by mature trees, creating a peaceful setting that perfectly complements this delightful period home.

EPC EPC Exempt | Council Tax Band E



Key Features

- Charming Grade II listed period home in a highly sought-after Bramley location.
- Character-filled accommodation arranged over three spacious floors.
- Welcoming sitting room with dual fireplaces and exposed beams.
- Shaker-style kitchen with solid wood worktops and a convenient ground floor shower room.
- Four well-proportioned bedrooms, including a spacious principal bedroom.
- Modern family bathroom serving the upper floors.
- Generous rear garden surrounded by mature trees, with beautiful countryside walks on the doorstep.
- Plenty of street parking available

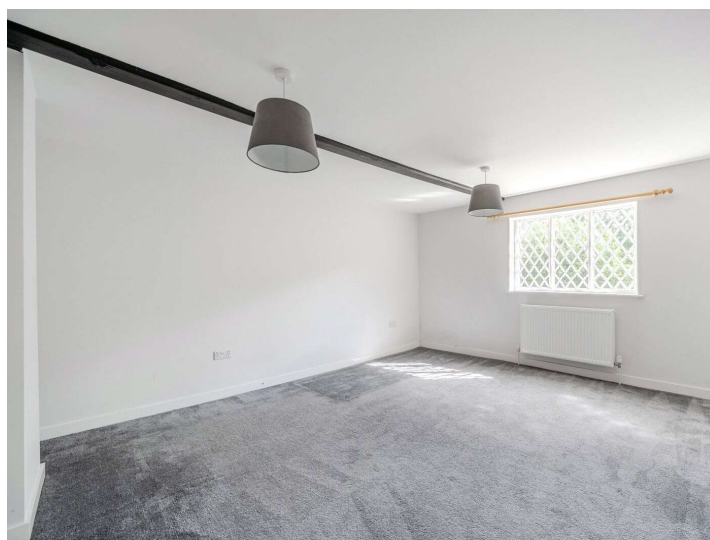
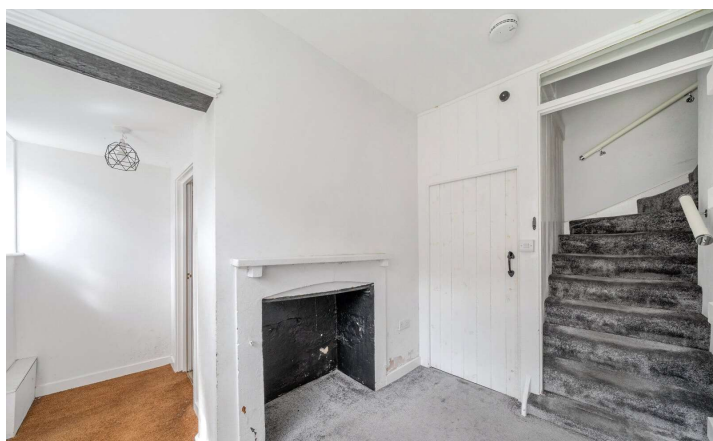
Location

The property is situated in the popular village of Bramley, with a selection of shops catering for daily needs, public houses/restaurants, Bramley Golf Club and nearby stations within 3 miles include Shalford, Chilworth, Farncombe or Godalming. The renowned Downs Link path runs directly behind the property, which provides excellent leisure and recreational possibilities. Nearby, Guildford town centre is the historic and vibrant county town of Surrey, offering a comprehensive range of shopping, social, recreational and educational facilities, and there are a number of excellent local schools. Guildford's mainline station is easily accessible and has a commuter service to London Waterloo in approx 38 minutes; the A3 & A31 provide access to the South coast, and the M25 to central London and International airports.

Additional Information

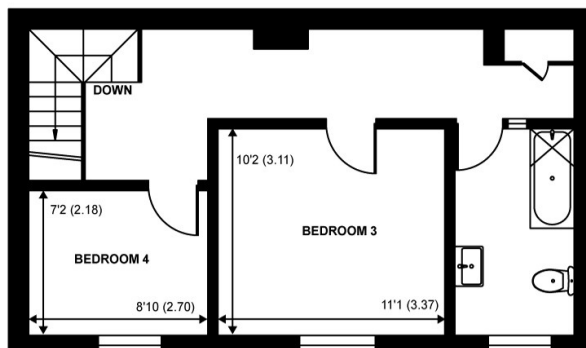
Our client has advised the property has mains drainage, gas electric and water.

The property is currently held under a long head lease, which will be simultaneously surrendered on completion, and is being sold with Vacant Possession. The property benefits from a right of way easement across common land and the accessway in front of the property. The buyer and successors are to contribute a fair proportion of reasonable costs for the maintenance and repair of the common land and accessway. There is a right of way across the property for access into no 11 Tannery Lane. There is a Restrictive covenant 'Not to use the Property or allow or permit it to be used for any purpose other than a private dwelling house for the use of a single family and ancillary garden land'.

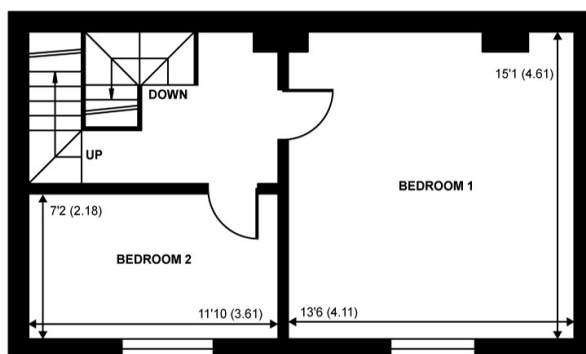


Approximate Area = 1375 sq ft / 127.7 sq m

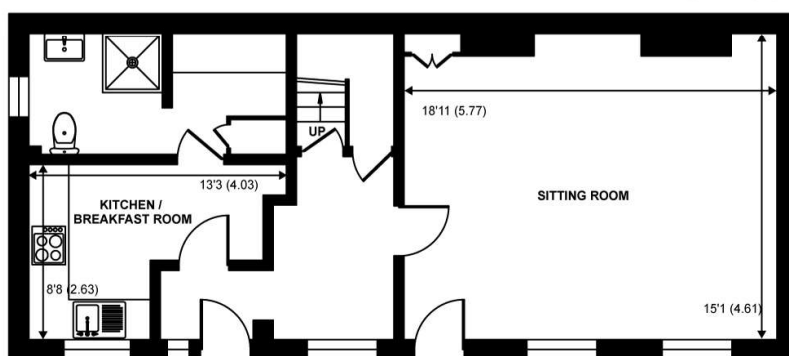
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1484627

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Reference: CEH260082