

21 CHESTNUT WAY

Bramley



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Two double bedrooms

Updated kitchen/breakfast room

Separate sitting room with fireplace

Updated first-floor bathroom

Long rear garden arranged into distinct areas

Decked seating area that catches the evening sun

Detached garage, shed and driveway parking

Potential to extend, subject to the necessary consents

Village centre, school, bus stop and Downs Link within walking distance

Further energy efficiency improvements since the current EPC

Tenure: Freehold. **Council Tax Band:** D. **EPC:** E



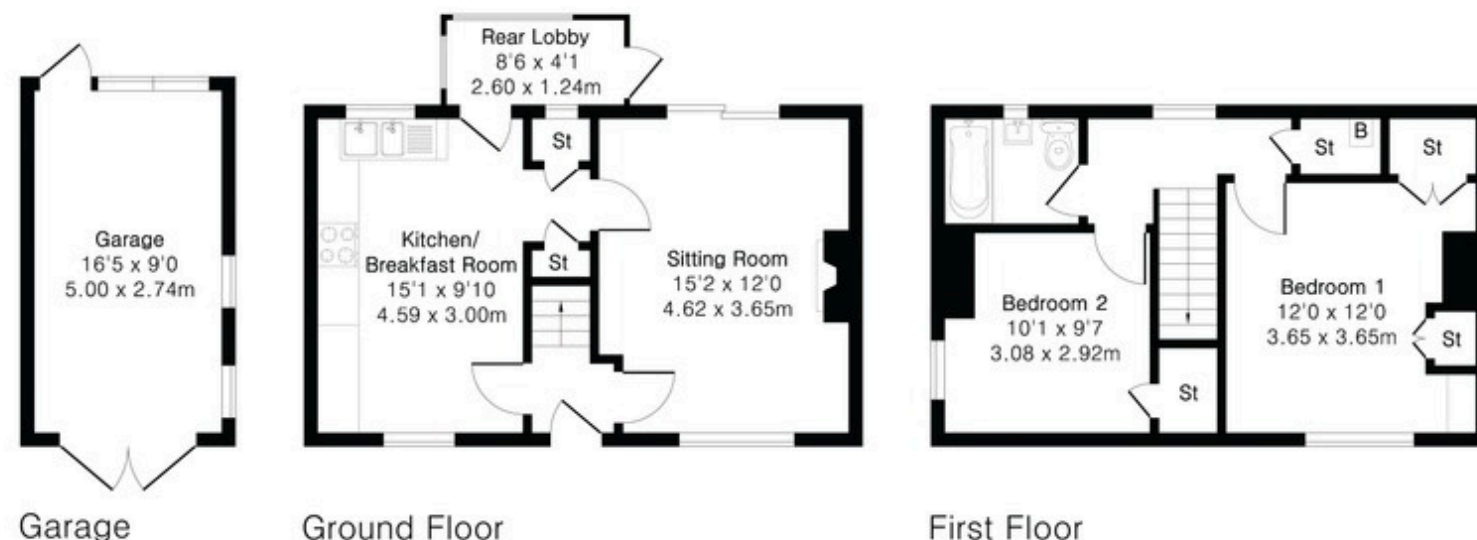
Approximate Gross Internal Area 807 sq ft - 75 sq m

(Excluding Garage)

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 147 sq ft – 14 sq m



FROM THE AGENT

We sold the house to the current owners, so it's been great to see what they've done with it since. They've updated it with real care, particularly the kitchen and bathroom, and made much more of the garden.

The decked seating area at the far end is a lovely addition and catches the evening sun.

Warmly,

Andy

Andy Moran
Director



THE SETTING

The house sits in a convenient position within the sought-after Surrey village of Bramley, putting everyday village amenities and nearby countryside within easy reach.

Bramley has an active village centre with a butcher, supermarket and post office, alongside two popular pubs, a library and historic church. There are regular bus services connecting the village with Guildford, Godalming and Cranleigh, together with a good choice of schools in both the state and independent sectors.

The local school, village centre and bus stops are all within walking distance. The Downs Link is also easily accessible, providing a traffic-free route through the surrounding countryside and onwards towards the coast.

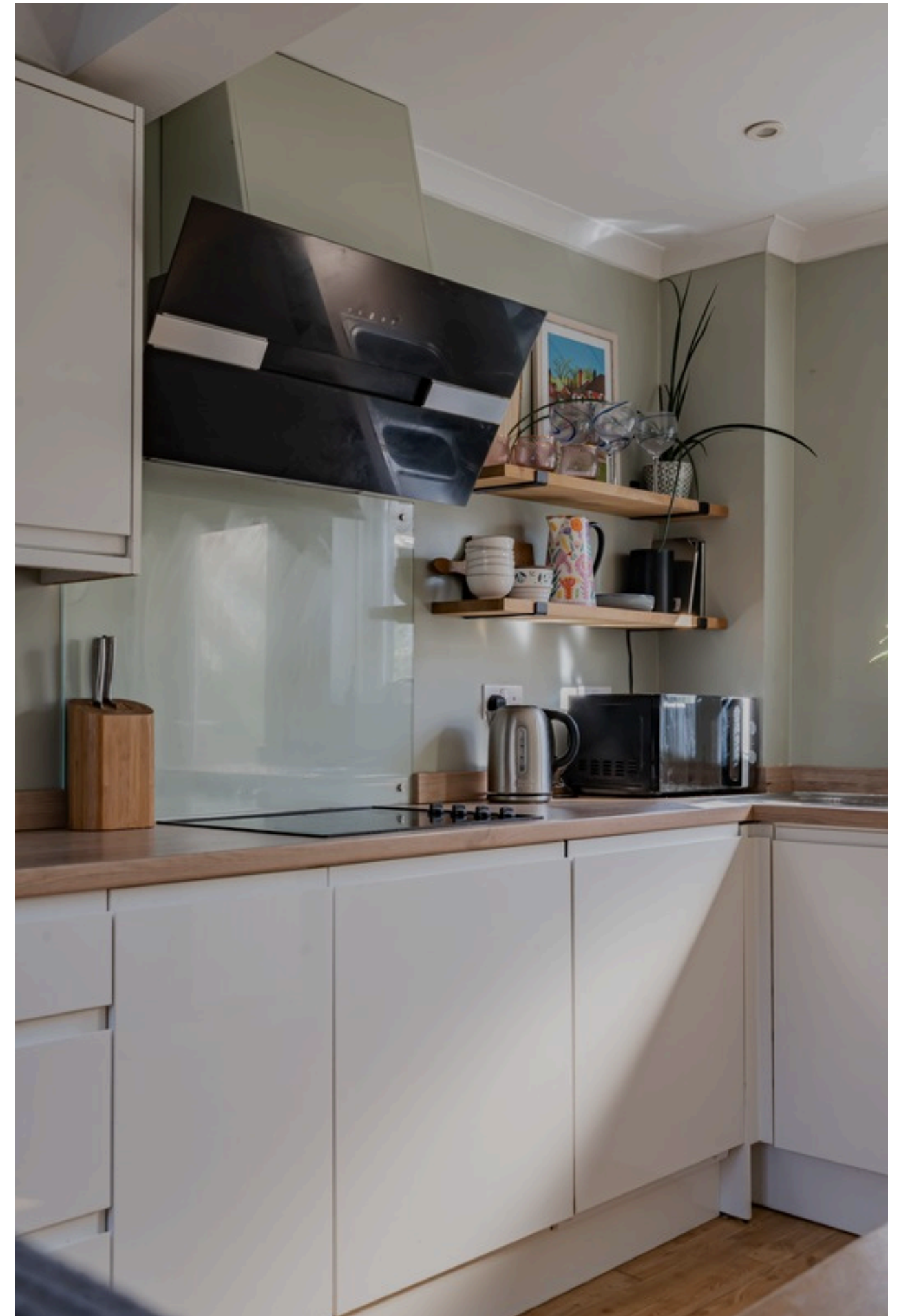
At the house itself, an attractive front garden sits behind the boundary, while the driveway runs alongside the property and provides off-street parking and access towards the detached garage.

KITCHEN & BREAKFAST ROOM

The kitchen/breakfast room has been comprehensively updated by the current owners and works as the main everyday hub of the house.

Clean-lined cabinetry is arranged around the perimeter, paired with timber-effect worktops and open shelving. The layout keeps the central area open, leaving a defined space for a dining table without compromising the working part of the kitchen.

Windows bring natural light into the room, while a door leads through the rear lobby and directly outside. It gives the kitchen its own practical connection with the garden, particularly useful when eating or entertaining outside.





SITTING ROOM

Across the hallway, the sitting room provides a separate place to relax away from the kitchen.

A fireplace creates the focal point, with enough width around it to arrange sofas and occasional furniture without interrupting the route through the room.

The glazed doors at the rear are an important part of the space. They bring the garden into view and open directly outside, creating a strong connection between the sitting room and garden during the warmer months.



ACCOMMODATION

Upstairs, the accommodation is kept straightforward, with two double bedrooms arranged either side of the landing.

The main bedroom is a good-sized double with useful fitted storage. The second bedroom also accommodates a double bed comfortably, giving both rooms genuine everyday usability.

The updated bathroom sits separately off the landing. It has a bath with shower above, WC and wash basin, with dark blue wall panelling around the bathing area.

There is further built-in storage from the landing.



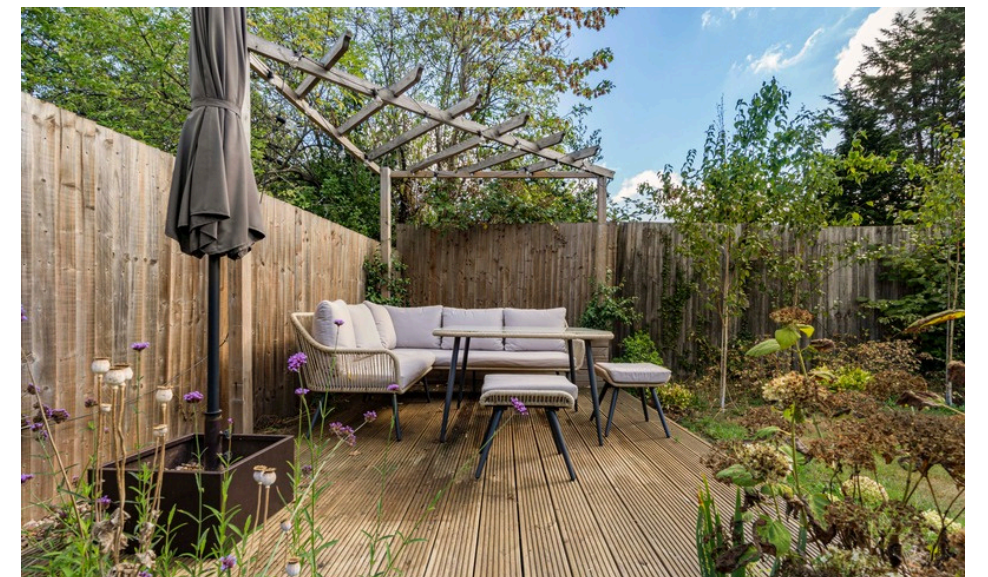
THE GARDEN

The depth of the rear garden is one of the house's key features, and the current owners have made good use of it by creating several distinct areas rather than treating it as one continuous space.

Closest to the house is a paved patio, giving the sitting room an immediate outdoor area when the glazed doors are open. Beyond this is the main lawn, with planting along the boundaries and enough depth to give the garden a more open outlook from the house.

At the far end, a decked seating area beneath a timber pergola creates a more secluded place to sit. Its position has been particularly well chosen to catch the evening sun, making this a useful second seating area later in the day.

A detached garage and shed provide useful additional storage. The overall plot and side arrangement may also offer potential to enlarge the existing house in the future, subject to the necessary consents.





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