

6 LINERSH DRIVE

Bramley





AT A GLANCE

Detached chalet bungalow in quiet cul-de-sac location

Substantial sitting/family/dining room

Separate kitchen/breakfast room

Conservatory overlooking the rear garden

Three bedrooms & three bathrooms arranged over two floors

Large first-floor bedroom with adjacent bathroom

Two ground-floor bedrooms, one with ensuite bathroom

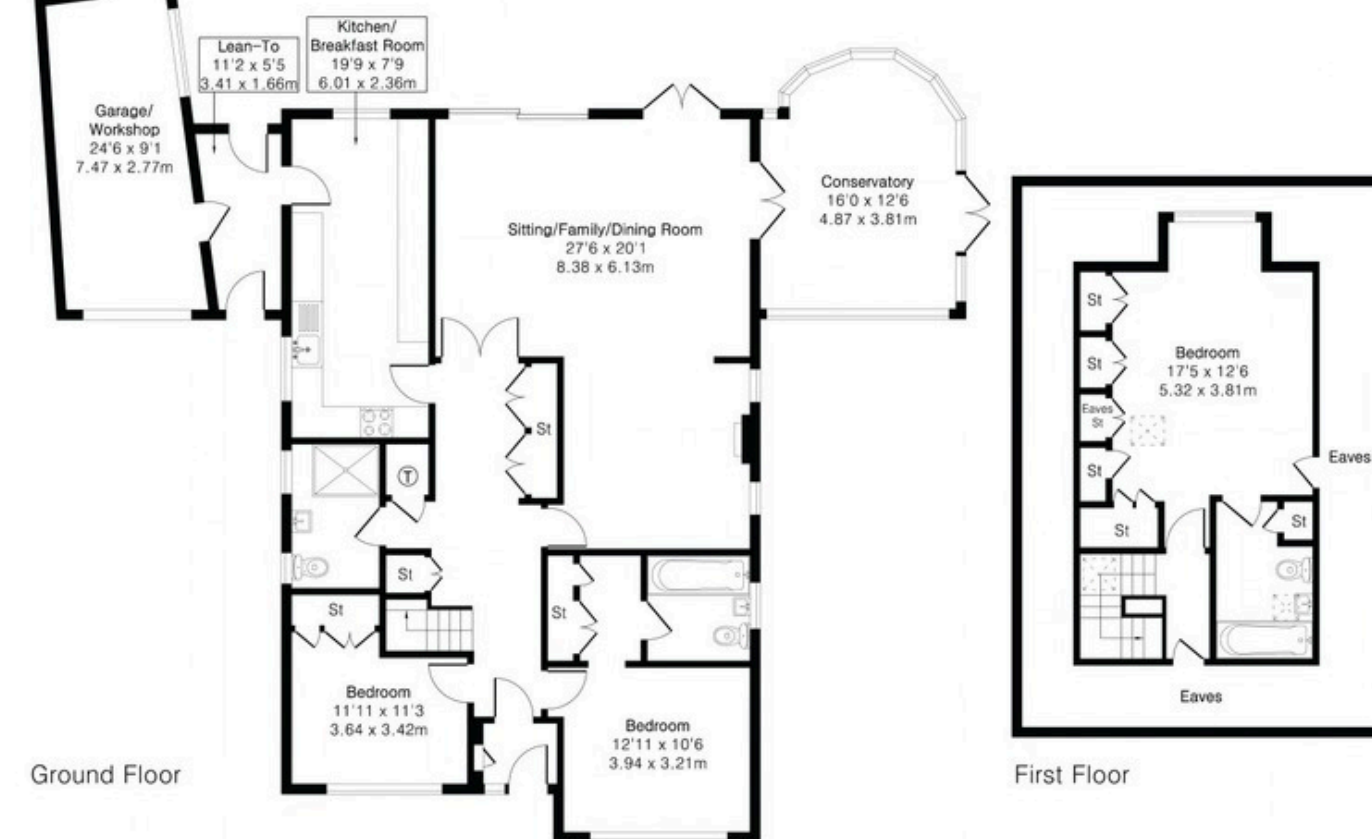
Approximately 2,119 sq ft including garage

Private, mature gardens with direct access to the Downs Link and village centre

Private driveway and garage with electric door

Tenure: Freehold. Council Tax Band: F. EPC: C

**Approximate Gross Internal Area 2119 sq ft - 197 sq m
(Including Garage)**
Ground Floor Area 1740 sq ft – 162 sq m
First Floor Area 379 sq ft – 35 sq m



FROM THE AGENT

“What really stands out is the sense of space and flexibility: the generous main living area comfortably accommodates distinct sitting and dining zones, while two ground-floor bedrooms and a further substantial bedroom upstairs offer a practical, adaptable layout.”

Toni

Toni Humphreys
Associate





MAIN LIVING SPACE & CONSERVATORY

The principal living and dining room is the defining space within the house. Its scale allows the room to be divided naturally into different areas. There is room for a substantial sitting area alongside a separate dining space, without either competing for floor area. Windows and glazed doors bring in views of the garden, while direct access outside strengthens the relationship between the room and the plot. In warmer weather, the doors can be opened onto the patio, where an electric awning provides useful cover and shade when needed. The size of the room also gives a future owner scope to reconsider how the different areas are arranged, rather than being tied to one furniture layout.

The conservatory sits alongside the principal living accommodation and is surrounded by glazing. Its position makes the garden the focus. Doors open directly outside, while the mature planting immediately beyond creates a green and private outlook. Rather than competing with the main reception room, this is a quieter secondary space where the relationship with the garden is the main attraction.





SOCIAL KITCHEN

The kitchen is arranged separately from the main reception space. Cabinetry and work surfaces run along both sides and around the end of the room, leaving space for a breakfast table beside the window. This creates somewhere for everyday meals without needing to use the larger dining area. A door from the kitchen also provides access towards the outside.



BEDROOMS & BATHROOMS

Two bedrooms are positioned on the ground floor, separate from the main living area. Their position gives the sleeping accommodation some separation from the busier parts of the house. It also means there are bedrooms and bathroom facilities available without needing to use the first floor. The family bathroom includes a walk-in shower, adding to the practicality of the ground-floor arrangement.

The staircase rises from the central hall to a substantial bedroom occupying much of the first floor. The room has a different character from the accommodation below, with rooflights and a rear-facing window bringing natural light into the space. Low-level storage is incorporated beneath the roof slopes. A further bathroom sits alongside, creating a more self-contained arrangement on this floor.



GARDEN & SETTING

Set towards the end of sought-after Linersh Drive, this detached chalet bungalow occupies a particularly quiet position within an established plot. The property sits back from the road, with a driveway running alongside the house to the garage. The front garden provides further separation from the road, while the more substantial garden lies to the rear and is not overlooked.

One of the practical advantages of the position is the pedestrian access. A private gate and footpath provide a short walk directly into the village centre for its shops, library and restaurants, while also connecting with local walking routes and the surrounding countryside.

The rear garden is an important part of the property, both for its established planting and its privacy. A broad area of grass extends away from the house, framed by mature trees, hedging and shrubs. The garden is not overlooked from the rear, while the established boundaries give the plot a good degree of enclosure. Paved areas immediately beside the house provide a direct transition from the living accommodation and conservatory into the garden. An electric awning extends over the patio, providing shade and cover without permanently enclosing the space. A private gate and footpath provide direct pedestrian access towards the village centre, as well as connecting with walking routes and the surrounding countryside.

The house is approached over its own driveway, providing off-road parking and continuing alongside the property to the garage. The garage has an electric door and incorporates a workshop area, making it useful for more than simply parking or storage. There is also a separate garden shed providing further storage for tools and outdoor equipment.





 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY