



Mulberry  
Barton Road, Bramley

 Chantries  
& Pewleys







## Property Description

**Guide Price: £1,200,000**

Situated in the heart of Bramley Village, this exquisite four-bedroom detached property has been meticulously renovated and extended to an exceptional standard by the current owner. Blending contemporary design with timeless elegance, this home offers spacious, thoughtfully designed accommodation perfect for modern family living.

As you step into the welcoming entrance hall, you are immediately aware of the abundance of natural light that floods in from the rear of the property, where three expansive sliding patio doors provide breathtaking views of the beautifully landscaped garden. The heart of the home is the impressive kitchen/sitting/dining room, featuring striking shaker-style cabinetry, a large island, underfloor heating, and a suite of high-spec integrated appliances. Architectural glass roof lights further enhance the ambience, creating a bright and inviting living space. The expansive sliding doors seamlessly connect the indoor and outdoor areas in warmer months, perfect for entertaining.

Adjacent to the kitchen, the utility and boot room - accessible from both inside and outside - offers practical storage and functionality, while the nearby cloakroom, complete with a platinum sink and feature wall, adds a touch of flair. At the front of the house, the elegant sitting room provides a serene retreat, with a bay window framed by plantation shutters and a chic column radiator. A generous study completes the ground floor.

Ascending to the first floor, the master bedroom boasts a contemporary ensuite bathroom with a luxurious walk-in shower. Three further well-proportioned bedrooms offer comfort and versatility, all serviced by the family bathroom.

Externally, the property enjoys a beautifully landscaped garden, providing a tranquil setting for al fresco dining and relaxation. Ample driveway parking adds to the home's convenience. Positioned within easy reach of local amenities, excellent schools, and transport links, this exceptional family residence truly embodies the essence of refined village living.

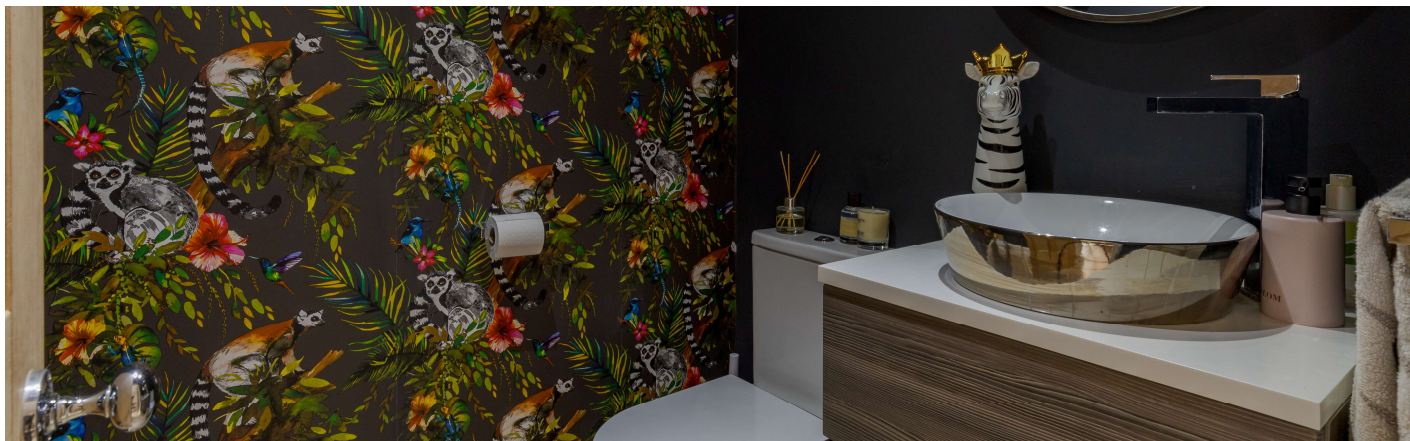
**Council tax band: F; EPC rating: D. Tenure: Freehold**































## The Area

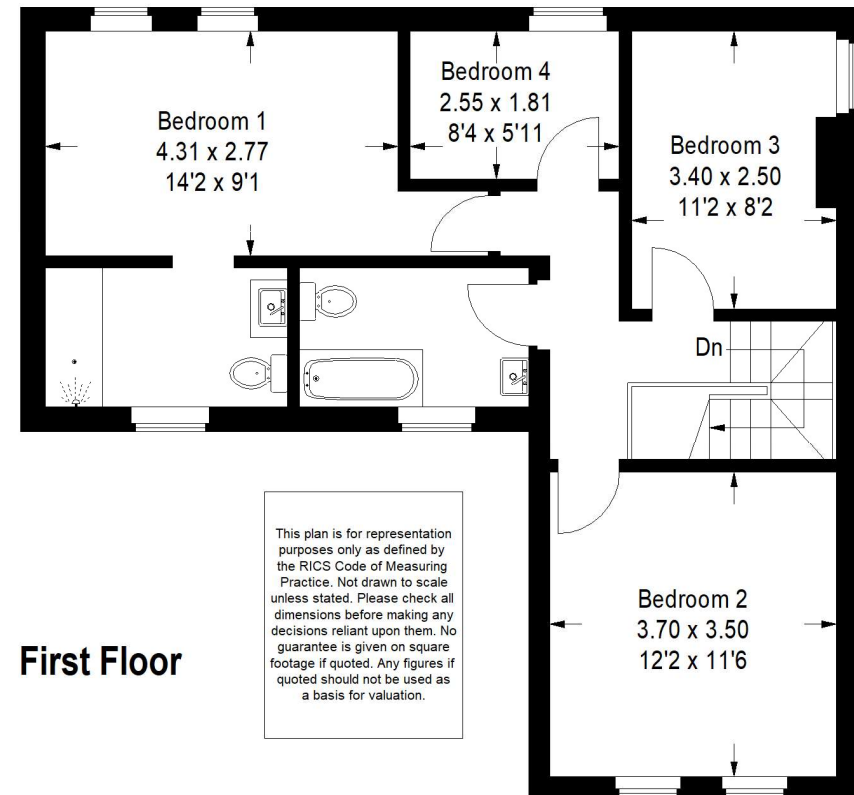
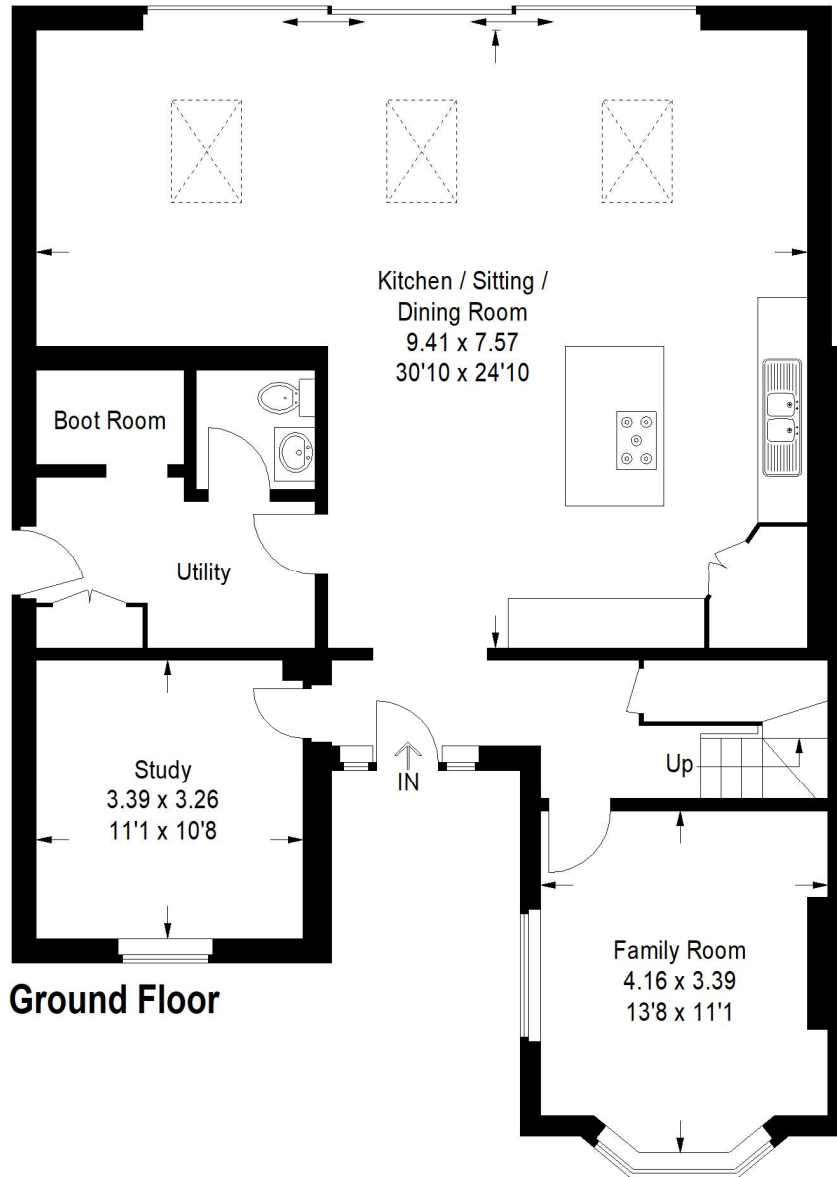
Bramley boasts a vibrant local community spirit and a thriving high street, featuring a variety of shops including a fine local butcher, grocer, supermarket, coffee shop, and post office. The village is home to two popular pubs, a library, and a historic church. Regular bus services provide convenient links to Guildford, Godalming, and Cranleigh. The area offers an excellent selection of schools in both the state and private sectors, including the renowned St. Catherine's School for Girls.

The historic town of Guildford, known for its famous cobbled High Street and castle, is just a short distance away and offers a wide range of leisure and recreational facilities. These include an extensive selection of shops and restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre, and Lido. Guildford has two railway stations, with the main station offering a fast and regular service to London Waterloo in approximately 37 minutes. The A3 is easily accessible, providing connections to the M25 and the wider motorway network. London, the south coast, and both Heathrow and Gatwick airports are all within an hour's drive.



# Mulberry Barton Road, Bramley

Approximate Gross Internal Area  
 Ground Floor = 108.3 sq m / 1166 sq ft  
 First Floor = 60.1 sq m / 647 sq ft  
 Total = 168.4 sq m / 1813 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

This plan is

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Merrow Sales 01483 347100  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.







# Chantries & Pewleys

ESTATE AGENTS

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