



LINERSH WOOD CLOSE

BRAMLEY • GUILDFORD

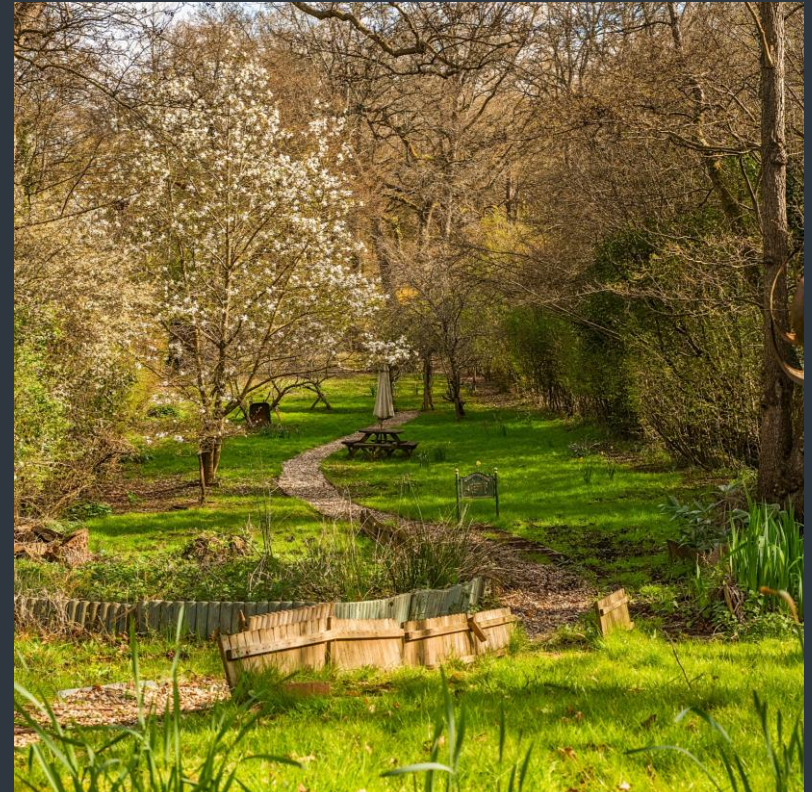
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14 LINERSH WOOD CLOSE, BRAMLEY, GUILDFORD, SURREY, GU5 0EG

Tucked away at the end of a quiet close, 14 Linersh Wood Close enjoys a wonderfully private position within the highly regarded village of Bramley, set amidst mature surroundings and extending to approximately 0.54 acres. Approached via a generous gravel driveway providing ample parking and access to the integral garage, the house presents as an attractive and well-balanced family home, with its warm brick elevations and established planting creating an immediate sense of character and seclusion.

The accommodation unfolds in a natural and practical manner, centred around a welcoming entrance hall which links the principal living spaces. To one side, a well-proportioned sitting room enjoys a pleasant outlook and extends into a bright additional reception area, enhanced by a Velux skylight and offering a strong connection to the garden beyond. The dining room sits adjacent, ideal for both everyday use and more formal entertaining, while the heart of the home lies within the impressive kitchen/breakfast room. Generous in scale and thoughtfully arranged, it features a central island and ample workspace, complemented by views over the garden and access out to the terrace. A separate utility room provides further practicality.

The first floor offers a well-balanced arrangement of bedrooms, comprising two generous double rooms and two large single bedrooms, all served by a spacious family bathroom fitted with both a separate shower and bath, creating a highly practical layout for family living. The principal bedroom occupies the entire second floor and provides a particularly peaceful retreat, featuring an en suite shower room, extensive eaves storage and a striking picture window framing views over the garden and surrounding greenery.



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ACCOMMODATION & SPECIFICATION

- *Detached house*
- *Driveway parking*
- *Garage*
- *Five bedrooms*
- *Two bathrooms*
- *Tucked away at the end of a quiet close*
- *Highly regarded location*
- *Mature surroundings extending to approximately 0.54 acres*
- *EPC rating C*
- *Council tax band G*





OUTSIDE & LOCATION

Outside, the gardens are a particular highlight, extending to approximately 0.54 acres and offering a delightful sense of space and tranquillity. A sweeping lawn is interspersed with mature trees and established planting, while a meandering path draws the eye through the garden, creating a natural and peaceful setting ideal for both relaxation and entertaining. A detached outbuilding, currently arranged as a cabin, provides useful ancillary space with potential for a variety of uses, whether as a home office, studio or leisure room.



Bramley is a thriving and picturesque Surrey village, well known for its strong sense of community and excellent local amenities. The village offers a selection of independent shops, cafés and everyday conveniences, along with highly regarded schools and access to beautiful surrounding countryside. For commuters, nearby Guildford provides a more extensive range of shopping, dining and leisure facilities, as well as fast rail connections to London, making this an ideal location for those seeking a balance between village life and accessibility.

Linersh Wood Close, Bramley, Guildford, GU5

Approximate Area = 2022 sq ft / 187.8 sq m

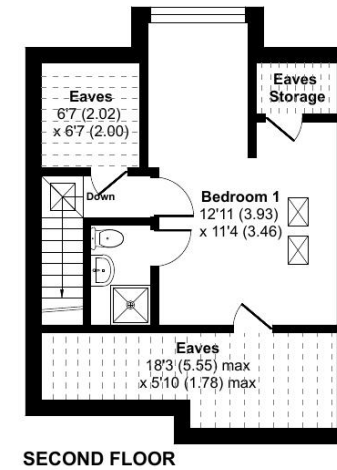
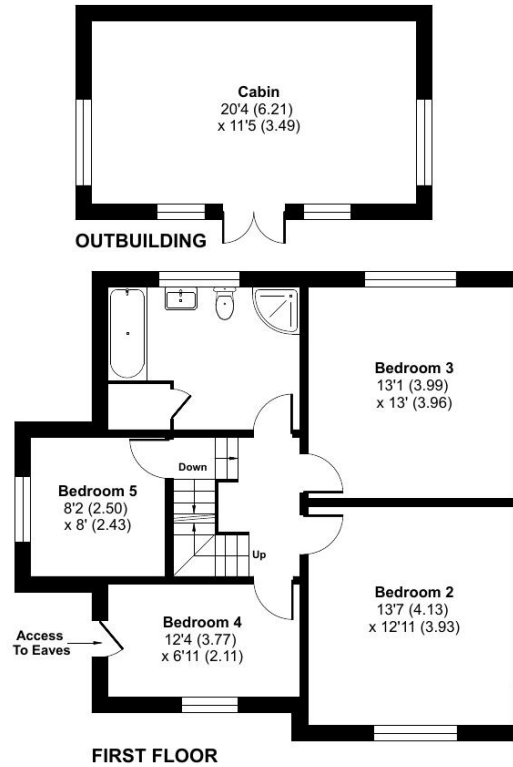
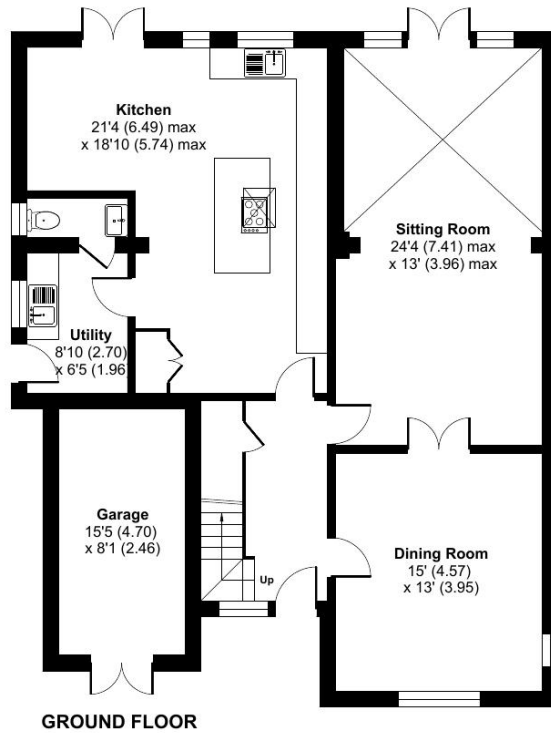
Limited Use Area(s) = 171 sq ft / 15.8 sq m

Garage = 122 sq ft / 11.3 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 2548 sq ft / 236.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1430803





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