



# STONECROFT

Primrose Way • Bramley • Guildford • Surrey

# STONECROFT

PRIMROSE WAY • BRAMLEY  
GUILDFORD • SURREY • GU5 0BZ

*A super family home in a quite private road set  
in glorious south facing gardens and grounds.*

## ACCOMMODATION SCHEDULE

Reception Hall • Cloakroom

Drawing Room • Living Room

Kitchen/Dining Room • Utility Room

Study/Bedroom Five • Shower Room

Master Suite with Dressing Room and En Suite  
Shower Room

Bedroom Two with Veranda

Two Double Bedrooms and Family Bathroom

Detached Double Garage

Gardens in all approximately 1.875 acres



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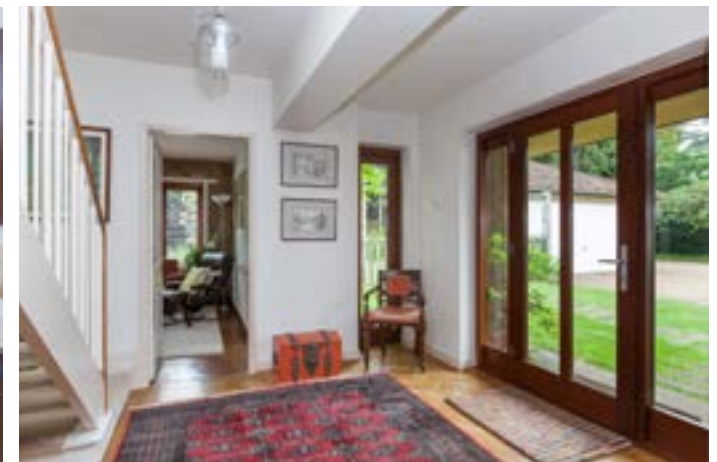


## THE PROPERTY

Set in beautiful grounds with expansive lawns, Stonecroft is a modern contemporary home which exudes light and space; five pairs of French doors to the kitchen/breakfast room, drawing room and living room extend the living space on warmer weather while a veranda and Juliet balcony to two bedrooms on the upper floor make sure the fabulous views are maximised at every opportunity.

First impressions suggest a discreet, private home which belies its generous flexible space; on the ground floor the study could be used as a fifth bedroom with adjacent shower room – ideal for an elderly relative, au pair or young adult still living at home.

Features of Stonecroft include wooden floors and contemporary fixtures and fittings to bathrooms and shower rooms. The gardens extend to over an acre and three quarters and feature a plethora of specimen trees.







## SITUATION

(All distances and times are approximate)



- Guildford : 4.1 miles
- Bramley : 1.0 miles
- Godalming : 2.6 miles
- Central London : 35.9 miles



- Guildford : 3.9 miles (from 37 minutes to London Waterloo)
- Shalford : 2.1 miles (from 48 minutes to London Waterloo)
- Godalming : 3.3 miles (from 47 minutes to London Waterloo)



- A3 at Guildford : 4.8 miles
- M25 : 12.7 miles



- Gatwick : 26.7 miles
- Heathrow : 27.7 miles



- St Catherine's School, Bramley
- The Royal Grammar School, Guildford
- Lanesborough Prep School, Guildford
- Tormead School, Guildford
- Guildford High School, Guildford
- Charterhouse School, Guildford
- Cranleigh School, Cranleigh
- Priorsfield School, Godalming
- St. Hilary's School, Godalming
- George Abbot School, Guildford
- Cranmore Prep School, West Horsley



- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Guildford Golf Club, Merrow
- Worplesdon Golf Course, Woking
- Clandon Regis Golf Club, West Clandon
- Cranleigh Golf and Country Club
- Sutton Green Golf Club, Sutton Green



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester



## SERVICES

We are advised by our clients that the property has mains water, electricity and drainage and gas fired central heating.

## FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

## LOCAL AUTHORITY

Guildford Borough Council - 01483 505050.

## TENURE

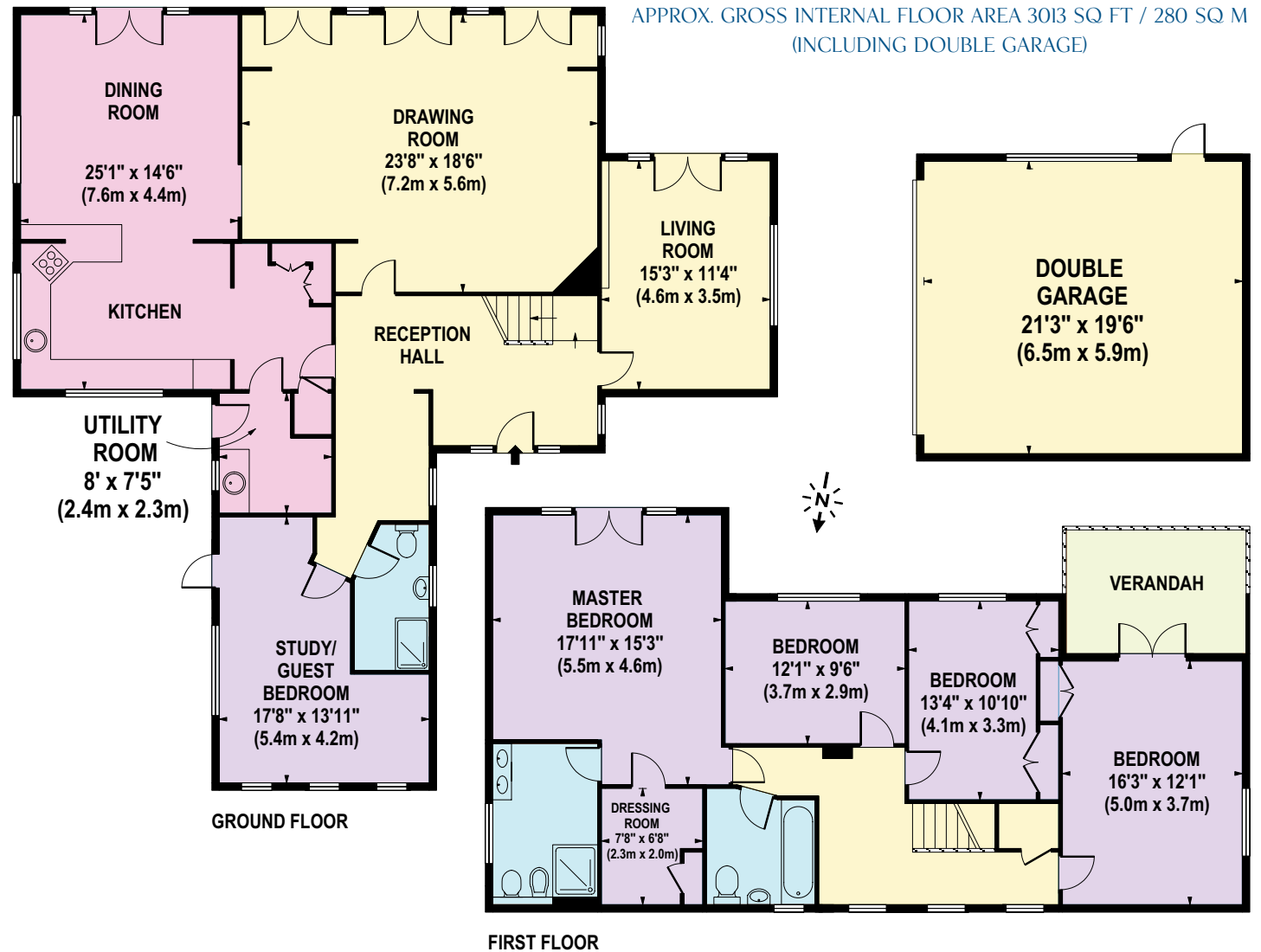
Freehold

## VIEWING

Viewing is strictly by prior appointment through Knight Frank, the sole selling agent.

## DIRECTIONS (GU5 0BZ)

From the Guildford gyratory, take the A281 to Shalford. Go through Shalford Village continuing straight over the roundabout and continue approximately 2.6 miles. Take the right into Foxburrow Hill Road when Primrose Way can be found one mile on your left hand side. Stonecroft can be found at the end of the road on your right.



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