

THE MEWS

Eastwood Road, Bramley, Guildford, Surrey, GU5 0DS



CLARKE  GAMMON
WELLERS



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The Mews is a luxury courtyard development of just four two bedroom mews houses and two one bedroom apartments, situated in the picturesque village of Bramley.

The properties have been finished to an exceptionally high standard with bespoke detailing, landscaped garden, and a grand courtyard entrance all within walking distance of the heart of Bramley village.



LOCATION

The development is located walking distance from the heart of the village. Bramley has a range of amenities including shops and services for everyday requirements, as well as two public houses and restaurants in the village. Situated close to Guildford, the location provides fantastic access to a range of quality shopping outlets on the historic Guildford High Street, as well as the newly refurbished Tunsgate Quarter Shopping Centre. Guildford boasts numerous restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre, Guildford House Gallery and GLive. Guildford and the villages are well noted for their schools in both the private and state sectors. Accessibility to London is also made easy with fast and frequent mainline train services from nearby Shalford and Guildford train stations from 35 minutes.

SPECIFICATION

Kitchens

Shaker style light grey cabinetry with soft close cupboards and doors
Bespoke brushed brass handles
Brushed brass taps
Quartz work surfaces with up-stands
Under cabinetry lighting to selected areas
Integrated AEG fridge/freezer
Integrated AEG dishwasher
AEG built in oven
Gas hob
Ceramic under counter sink (No. 3)
Ceramic single bowl sinks with an integrated drainer (No. 1, 2, 4, 5, 6)

Utility Rooms (Plots 1, 3 and 6)

High gloss furniture with bespoke brushed chrome handles
Ceramic single bowl sinks with integrated drainer
Brushed stainless steel/chrome mixer taps
AEG integrated washer/dryer machines (No.1,2,3,6)
AEG free standing washer dryer (No. 4)
Quartz work surfaces with up-stands

Bathrooms, Shower Rooms

Ensuite bathrooms with porcelain floor tiles and underfloor heating
Fully tiled shower enclosures with thermostatic shower valves
Soft close WCs with dual flush push button fittings
Basins set within vanity units
Chrome taps and fittings throughout
Contemporary feature heated towel rails

Electrical and Heating and Security

Low energy LED down lighting throughout
Extractor fans and shaver socket in all bathrooms
Mains operated heat and smoke detectors with battery back up
Electrical switch plates/dimmers in brushed chrome
TV aerial points in all reception rooms and bedrooms
Terrestrial and “Sky Q” television enabled (subject to subscription)
Energy efficient gas boilers/heating/hot water
PIR security lighting in parking bays
Pressurized hot water system

Internal/External Finishes and Fixtures

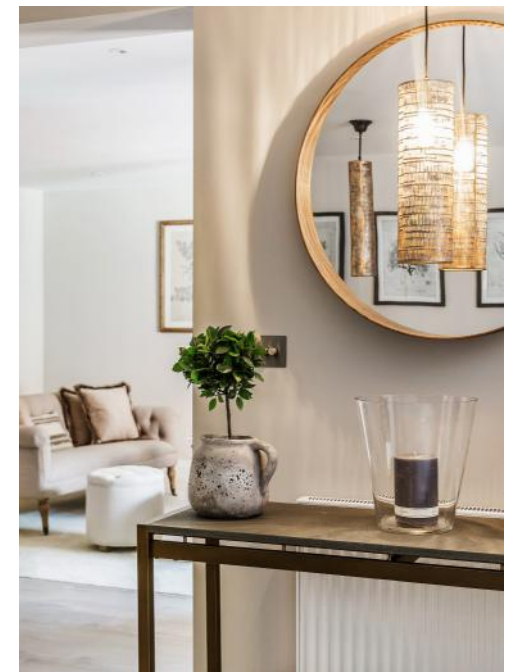
Hard floors to entrance hall, kitchens, and where applicable, utility rooms and downstairs cloakrooms
Luxury carpet in all bedrooms
Luxury carpet in living rooms (No. 3 & 4)
Farrow & Ball paint colour to all walls and woodwork
Solid internal painted doors with chrome/nickel handles
Built in painted shaker style wardrobes with sliding doors
Classic skirting and architrave throughout
High performance double glazed sash windows, with easy clean tilt facility
Insulated entrance doors with high security multi point locking system

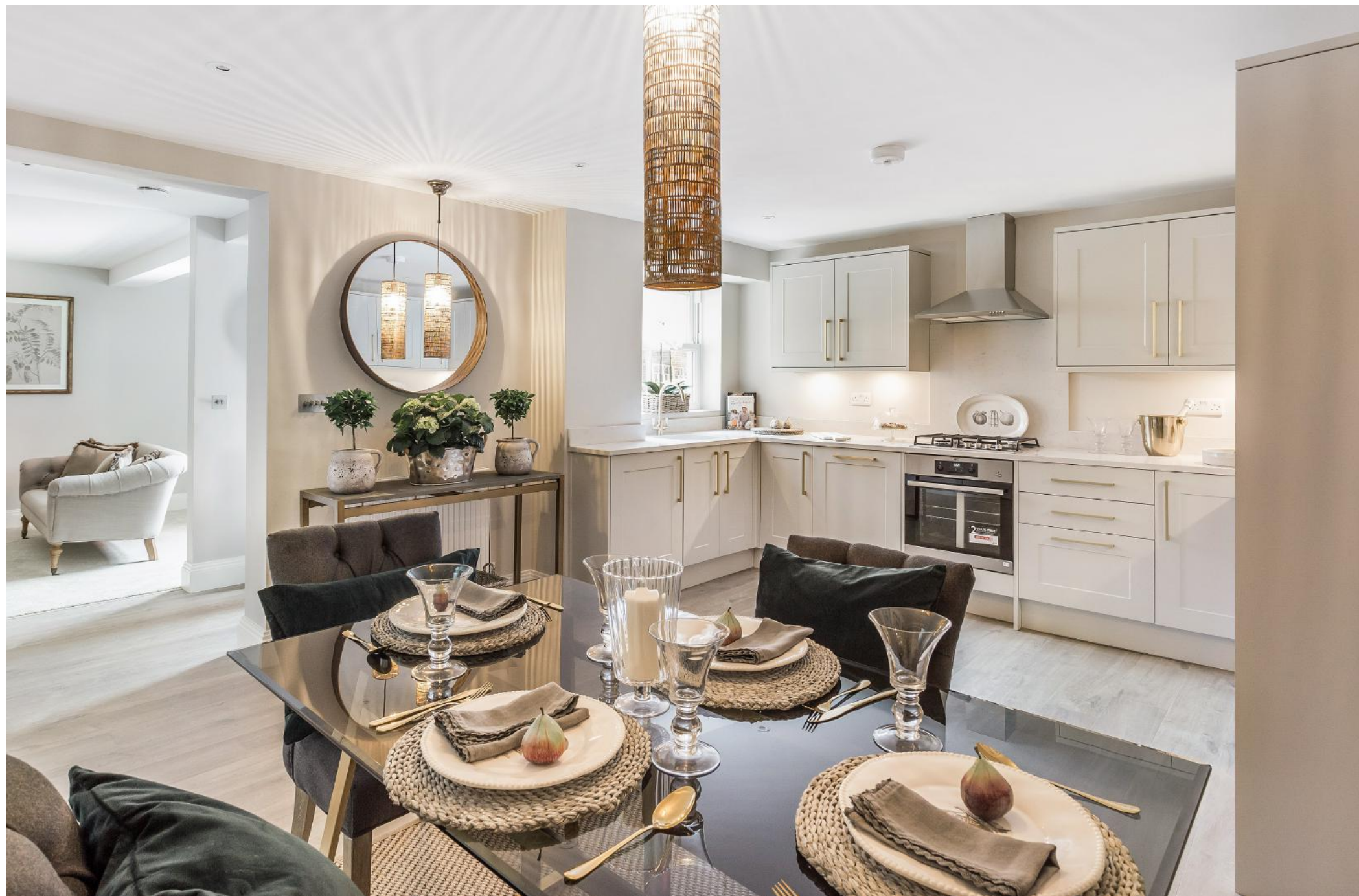
External Features

Landscaped internal courtyard
Landscaped communal garden to the rear
Feature lighting to the entrance and courtyard.

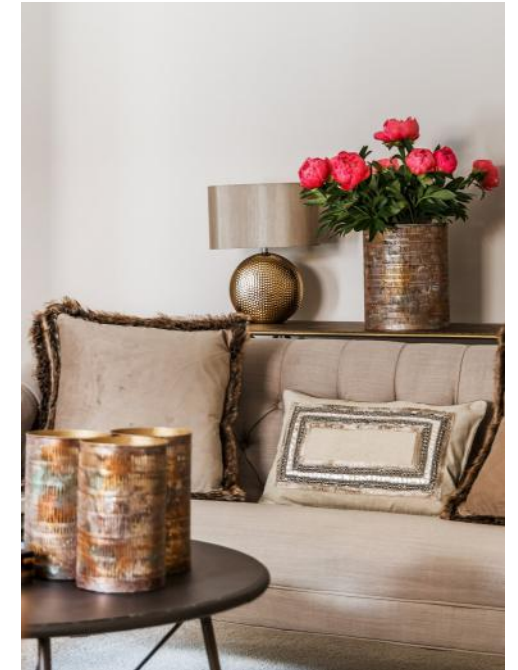
10 year Premier Guarantee











FLOORPLANS

Ground Floor

Plot 1: 1122 sqft (104.2 sqm)

Plot 2: 517 sqft (48.4 sqm)

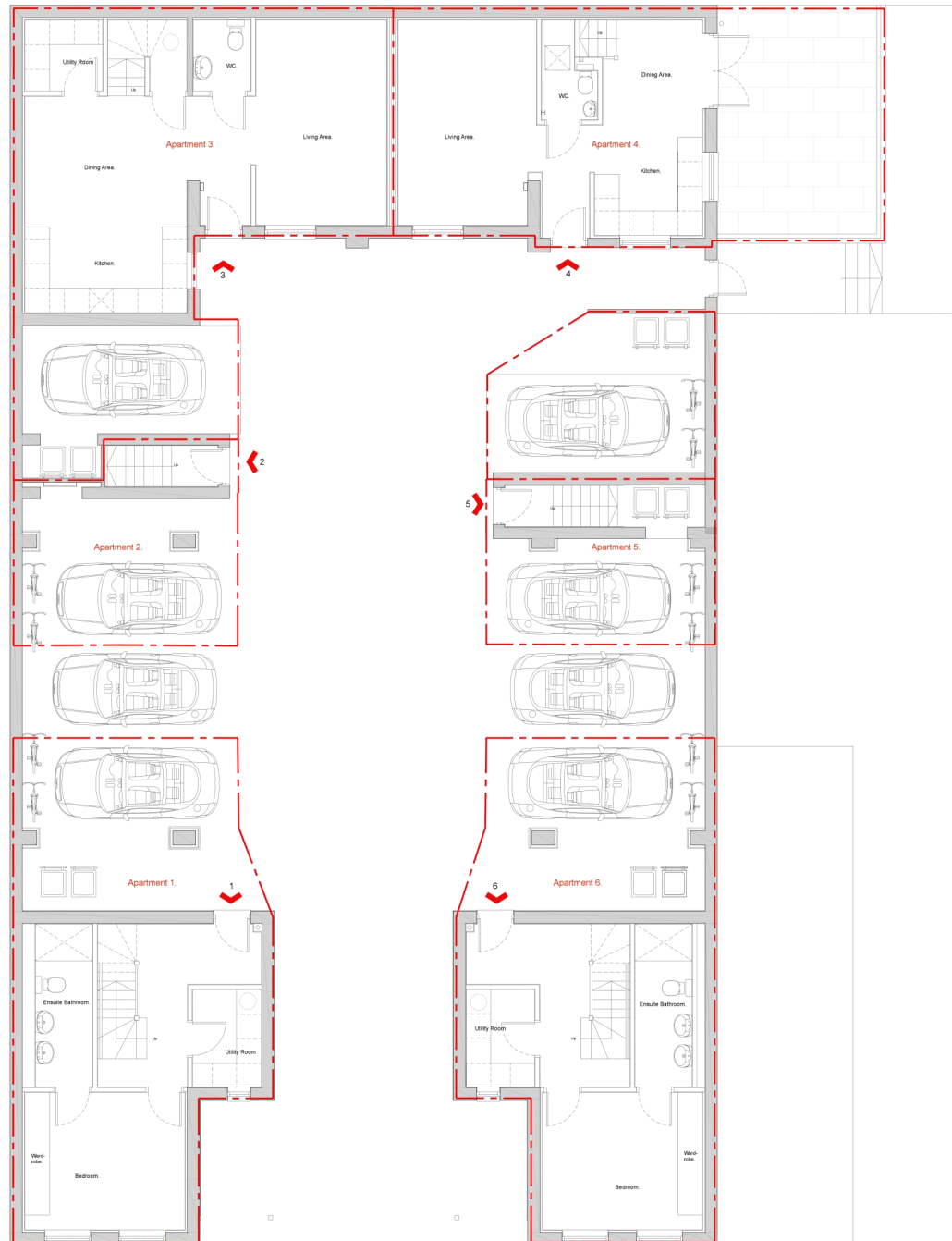
Plot 3: 1080 sqft (100.3 sqm)

Plot 4: 823 sqft (76.5 sqm)

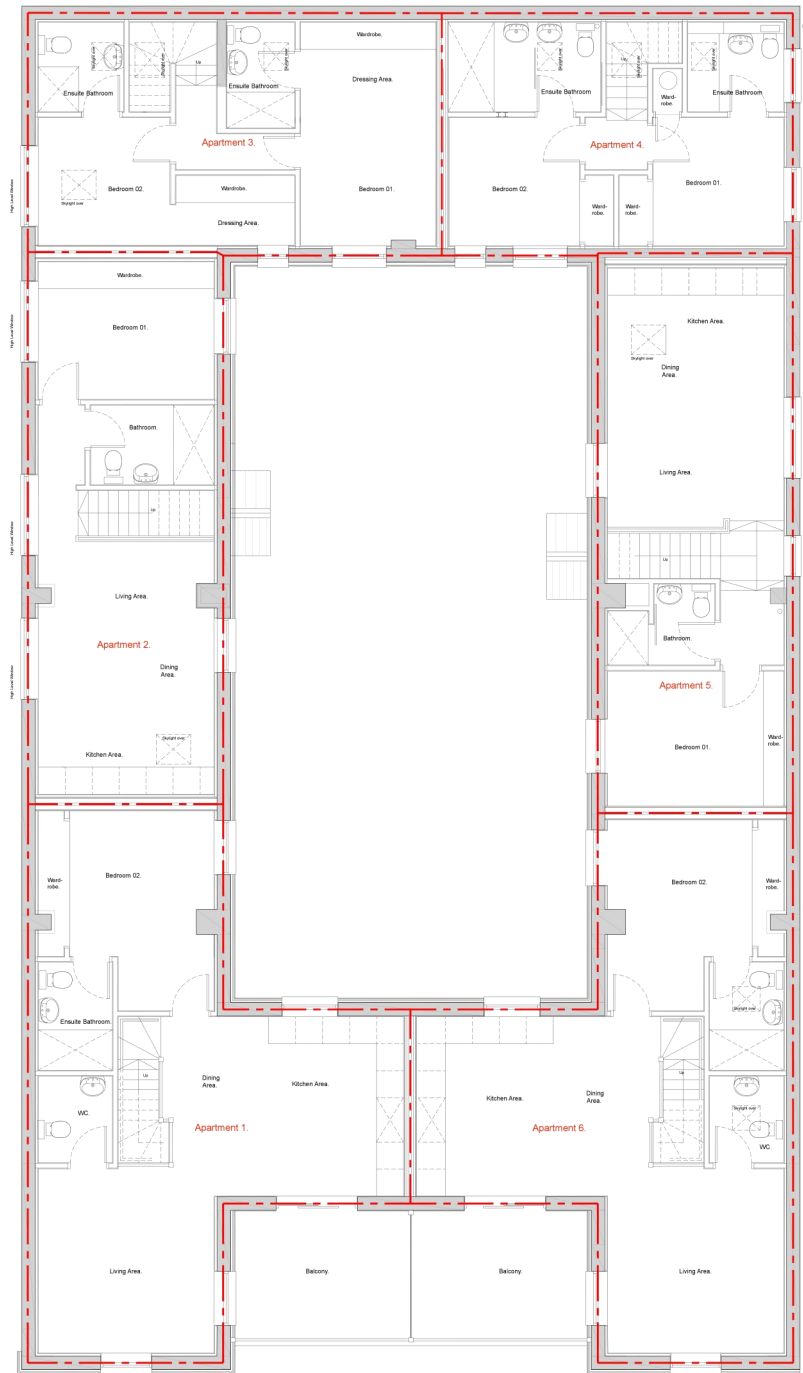
Plot 5: 517 sqft (48.4 sqm)

Plot 6: 1122 sqft (104.2 sqm)

All floor areas and plans approximate and indicative.



First Floor





AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there

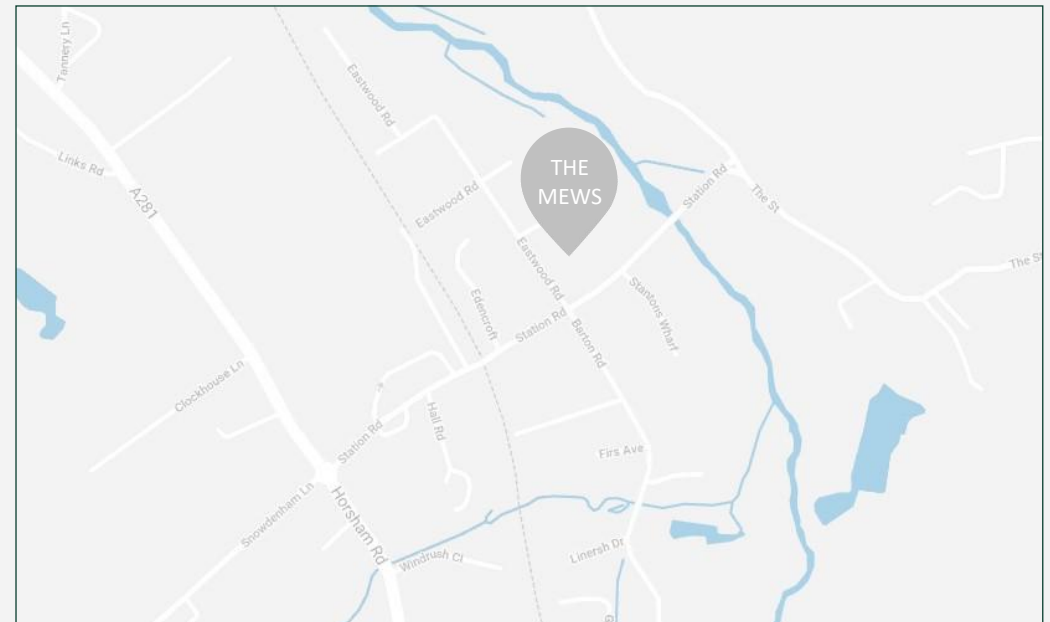
DIRECTIONS

From our Guildford office head southeast on Quarry Street toward Mill Lane and left onto Millbrook/A281. Proceed for about a mile and at the roundabout proceed straight across, at the next roundabout take the first exit onto Station Road/B2128, turn left onto Eastwood Road and the property is located on your right. **POSTCODE: GU5 0DS.**

DRIVING: • London Heathrow: 25.7 miles • London Gatwick: 29.4 miles

• Central London: 36.6 miles • Winchester: 40 miles

TRAIN FROM GUILDFORD: • Woking: 10 minutes • London Waterloo: 35 minutes • Reading: 35 minutes



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