



18 Bramley Vale, Cranleigh, GU6 7GH

Offers in Region of £580,000



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ESTATE AGENT
Est. 1991



18 Bramley Vale, Cranleigh

Freehold / EPC: B / Council Tax Band: E

- Superb Modern Family House In Sought After Cala Development
- Open-Plan Kitchen / Breakfast Room Overlooking Garden
- Excellent Garden Studio Room With Airconditioning
- Driveway Parking For Three Cars
- Two Contemporary Bathrooms
- Immaculately Presented
- Garage / Gym / Storage Space
- Landscaped Rear Garden With Terrace
- Attractive Views to Front Of Property

A superb three bedroom modern home built by Cala Homes in 2020 to their 'Loxwood' design on the highly desirable Amlets Place private development, in the beautiful Surrey Hills with driveway parking for three cars and a garage.



This immaculately presented house has a spacious and light open-plan kitchen / breakfast room. The sleek kitchen has integrated Bosch appliances and Amtico flooring and looks out to the rear garden. There is ample space for a dining table and chairs, and double doors opening onto the rear terrace. The front reception room has a relaxed feel with attractive views. A benefit of the position of this house is not looking directly at another house.

18 Bramley Vale

The first floor comprises a primary bedroom including an ensuite shower room and built in wardrobes. There are two further well-proportioned bedrooms and a contemporary family bathroom. The second bedroom also benefits built-in wardrobes.

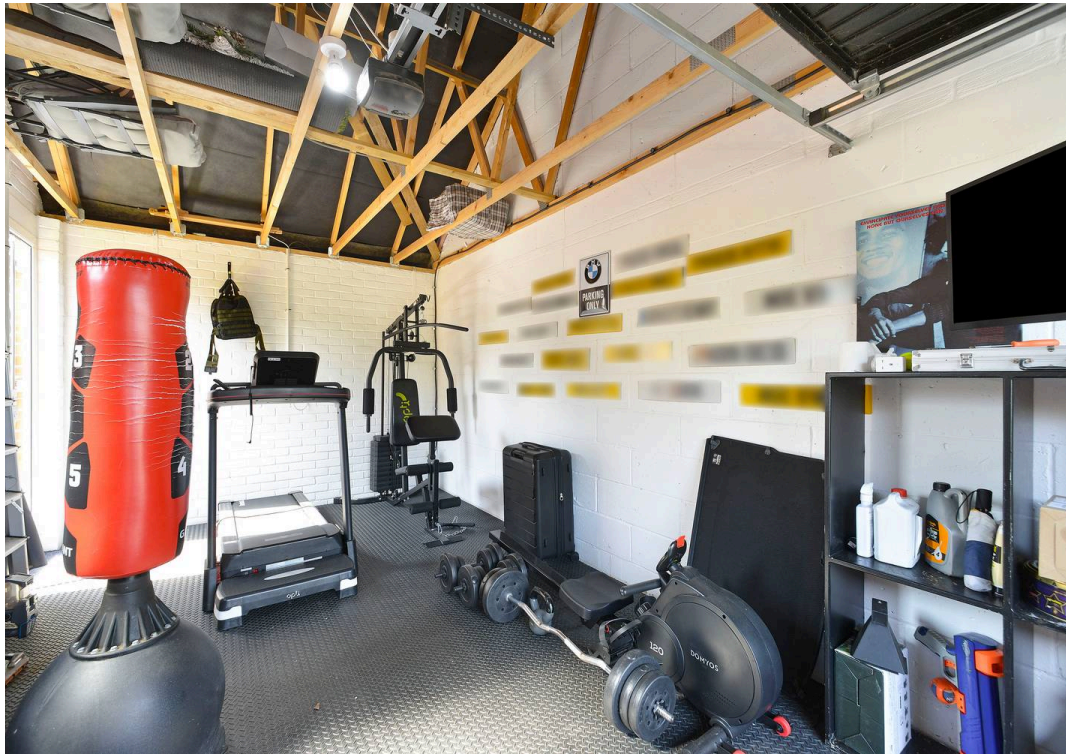
The property's outside space is equally impressive, with a beautifully landscaped rear garden offering a combination of lawn, mature planting, and a generous terrace, ideal for al fresco dining or summer gatherings.

A standout feature is the excellent garden studio room, fitted with air conditioning and perfect for use as a home office, gym, or creative space all year round.

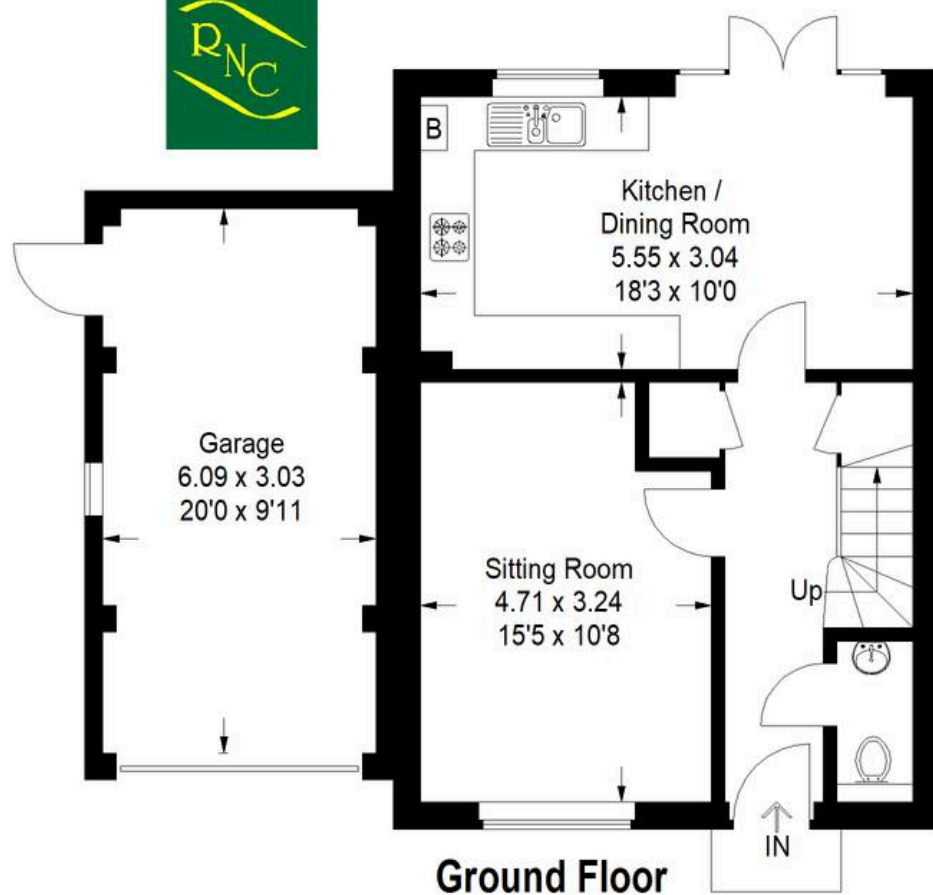
The property benefits from driveway parking for three cars, along with a garage that provides versatile options for gym equipment, storage, or secure parking. The front aspect enjoys open, attractive views, enhancing the sense of space and tranquillity. Further benefits are an A-rated gas central heating boiler and highly insulated roof space.

Whether relaxing on the terrace, entertaining friends, or making the most of the garden studio, this home is designed for comfort and flexible family living. Early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle this wonderful property has to offer.





Bramley Vale ,Cranleigh

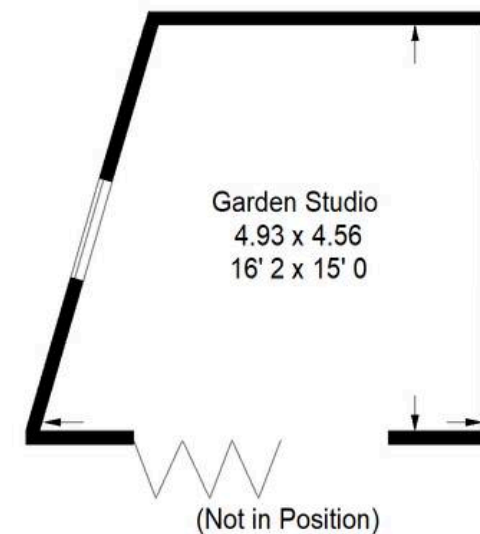
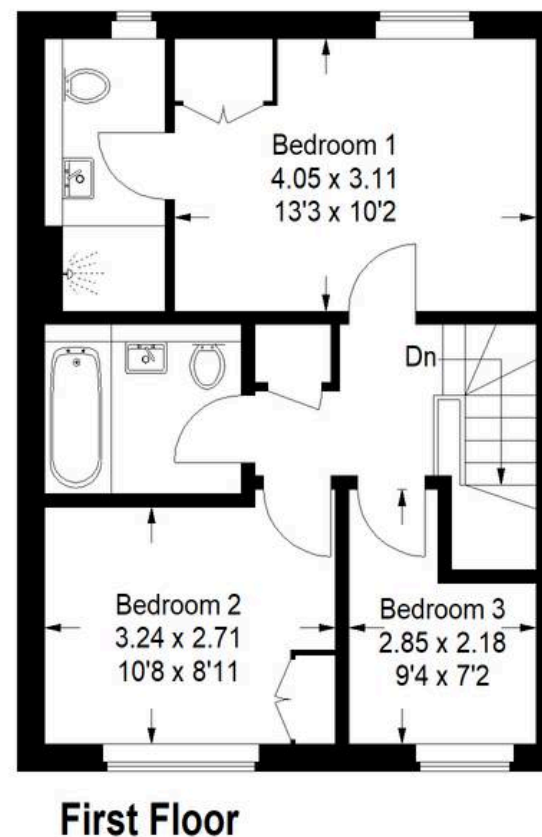


Approximate Gross Internal Area
Ground Floor = 44.2 sq m / 476 sq ft
First Floor = 43.4 sq m / 467 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 106.2 sq m / 1143 sq ft

Garage = 19.5 sq m / 210 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.





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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.