



Snowdenham Hall, Snowdenham Lane
Bramley, Guildford, GU5



Beyond your expectations

Impressive conversion apartment with beautiful views

Hamptons International

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Principal bedroom with bathroom en suite | bedroom 2 with en suite shower room | guest suite | further bedroom | drawing/dining room | study | cloakroom | kitchen/breakfast room | roof terrace | communal gardens and grounds

Guide Price £975,000 To be advised

Description

Snowdenham Hall is a Grade II Listed building restored and converted into stylish and individual properties by Michael Wilson Restorations around 2000/2001. This property is an apartment, ideal as a UK base for people spending time abroad. The property is approached through an electronically operated main gate with a long and impressive drive leading to Snowdenham Hall. This former show apartment is accessed through the substantial covered entrance portico which leads to the great hall, an impressive reception area with galleried and vaulted ceiling, magnificent stained glass windows and a communal seating area housing a grand piano. A grand staircase leads to a galleried landing and a further staircase leads to the private front door of the apartment. Internally, the apartment has been converted to a high standard and is well-presented. The drawing/dining room, with high ceilings, has a fireplace and a large bay window enjoying wonderful views, and a study is accessed from this room. The kitchen/breakfast room also enjoys the views and is fitted with a range of wooden units with granite worktops. From the hall there is a W.C. and access to the minstrel gallery which is an intriguing space overlooking the great hall. A staircase leads to the second floor with four bedrooms and three bath/shower rooms, including a principal suite. A further staircase rises to a spacious roof terrace which is a unique feature of this property.

Outside

The apartment enjoys the use of the stunning communal

gardens and grounds, extending in all to about 20 acres, and a tennis court. There is reserved parking for two external spaces and one in the covered basement providing secure parking. Further parking is available for visitors.

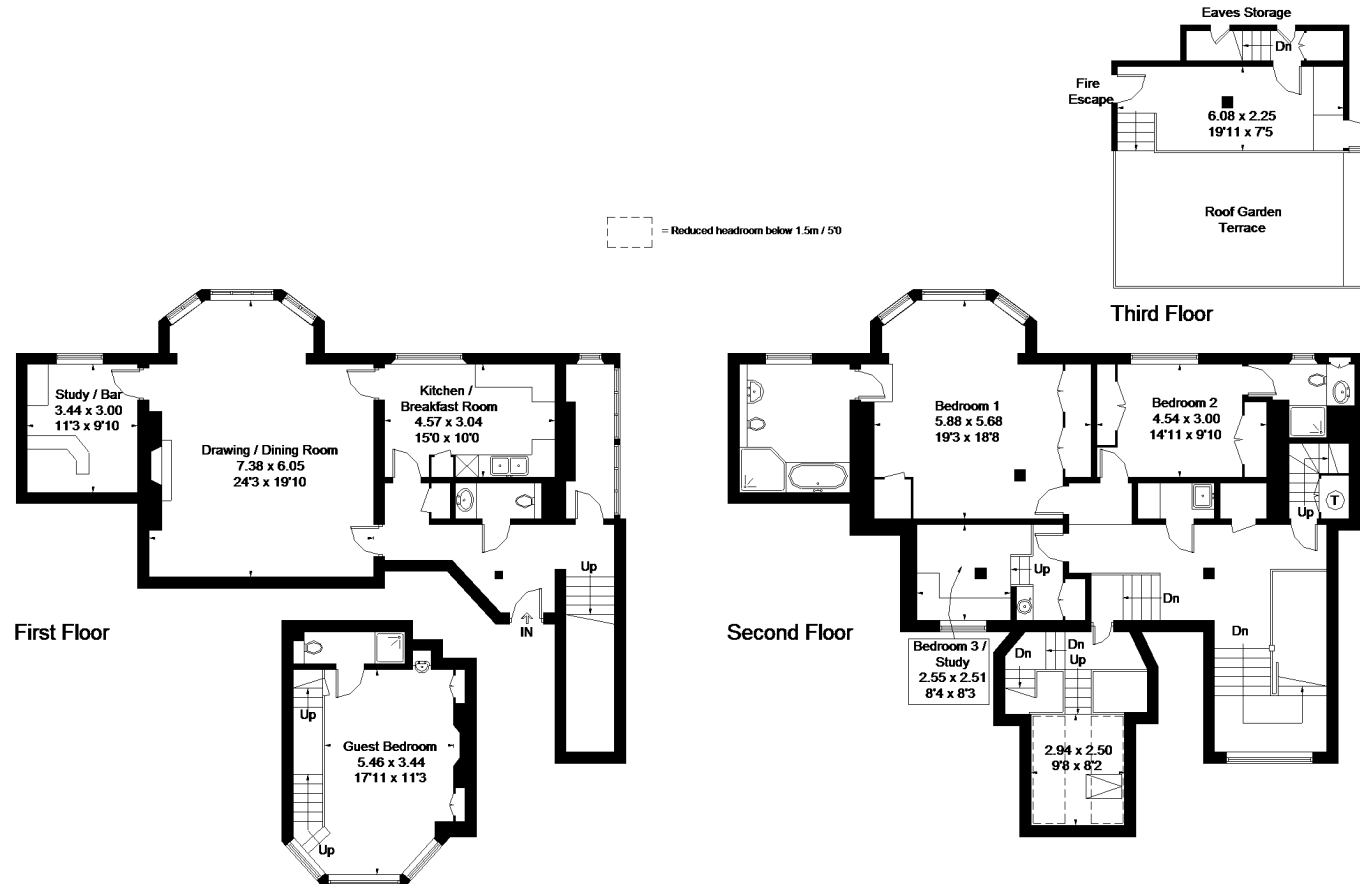
Location

Snowdenham Hall occupies a commanding position with superb panoramic views, looking south across the picturesque Thorncombe Valley to the unspoilt Surrey Hills and is set in over 20 acres of parkland grounds. Although rural in atmosphere, it is conveniently placed within a mile from the centre of Bramley village with its good local shops, public houses, restaurants and sub-post office. Guildford is just over 3 miles to the north and provides an extensive range of facilities, including restaurants, excellent shops, together with the Yvonne Arnaud Theatre. In addition, there is a main line station with fast trains reaching London Waterloo in approximately 38 minutes. The country town of Godalming is equally accessible and also provides good amenities including Waitrose and Sainsburys supermarkets. There is access to the A3 at Guildford, which connects with the M25 and in turn provides fast access to Gatwick Airport (about 26 miles) and Heathrow Airport (about 30 miles). The surrounding countryside is renowned for its scenic beauty with many lovely walks. Schools in the area include St. Catherine's at Bramley, Charterhouse, Priorsfield and Cranleigh.



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Approximate Gross Internal Area = 265.2 sq m / 2855 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 170098

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

