

# BROOKLANDS







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PEPPERBOX LANE, BRAMLEY, GUILDFORD, SURREY GU5 0LW

An ultra-energy-efficient and truly unique eight-bedroom family home, combining character, thoughtful design, and contemporary elegance, spanning over 5,500 sq ft and set within 10 enchanting acres.

- Gated entrance with long sweeping drive.
- Reception hall, drawing room, conservatory, sitting room,
  - Games room, study, gym, laundry & utility room
  - Oak fitted kitchen/ dining room with central island
- Principal bedroom suite with twin dressing areas and en-suite bathroom
  - Six bedrooms, bedroom 7/ library, six bathrooms (4 en-suite)
    - 1524 sq. ft partially converted loft
  - Lawn gardens, Tennis court, cricket nets and astro pitch,
- Self-contained ancillary cabin. Bedroom/ living area, kitchenette, shower room
  - Five-box stable building, barn/ wood store
  - Paddocks, Woodland, Gardens in all 10 acres
- 34 Solar panels, solar heat battery, ultra-insulated construction

Guildford 7 miles, Bramley 3.5 miles, Godalming 8 miles, Cranleigh 3.5 miles,  
Central London 37 miles, Chichester Harbour 45 miles



## THE PROPERTY

Brooklands is a unique family home, embodying a rare blend of character, thoughtful design, and contemporary elegance. When visiting any property, the initial impression is paramount — the emotional connection formed upon arrival often sets the tone for the entire viewing. Approaching Brooklands along the private, wooded driveway, with views across to the ponies grazing peacefully in the adjacent paddock, one experiences a genuine sense of anticipation. This entrance is both picturesque and evocative, creating a lasting first impression that is certain to resonate.

A striking, modern family home that is nothing short of remarkable. The rendered exterior, punctuated by stylish anthracite grey windows, lends a sophisticated and contemporary aesthetic, while still sitting comfortably within its rural surroundings. It is immediately apparent that this home has been reimagined with both care and creativity.

Internally, the ground floor accommodation flows beautifully. The wide, light-filled reception hall is an inviting introduction, spacious enough to serve as an additional reception area. Double doors lead into the main drawing room, where large picture windows frame views of the gardens beyond. The natural light and carefully curated interior palette combine to create a sense of understated opulence.







The kitchen is, quite fittingly, the heart of the home. Designed for both practicality and comfort, it offers a generous layout with a central island, extensive worktops, and ample cabinetry. Towards the southerly end of the kitchen is a large dining area with sliding doors out to the garden terrace. Adjacent to this space is a superb family room, perfectly suited as a children's playroom or a relaxed TV lounge. In addition, a substantial utility and boot room — essential for any country house — further enhances the practicality of the home.

To the opposite side of the reception hall lies a well-appointed study and a suite of flexible rooms that could easily be configured as a self-contained annexe, offering excellent potential for multi-generational living or guest accommodation. Upstairs, the first-floor landing is a noteworthy feature — expansive, bright, and versatile. It offers potential as a reading area or informal sitting room. The principal bedroom suite is impressively proportioned, complete with dual dressing areas and a luxurious en-suite. The remaining bedrooms on this floor are similarly generous, complemented by further en-suite shower rooms and a well-appointed family bathroom, providing versatility and comfort for a growing family.



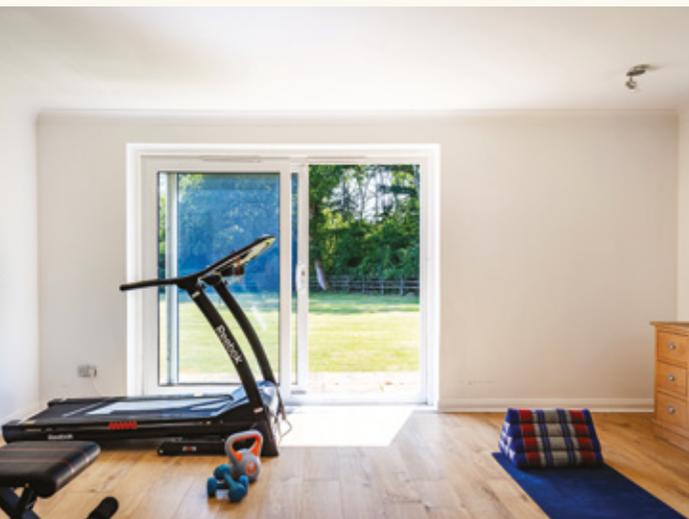




The second floor, while currently unfinished, presents exciting potential. Whether adapted to provide additional bedrooms, a media suite, or left as a capacious storage area, this level offers valuable flexibility for future use.

The grounds at Brooklands are equally impressive. Formerly used for equestrian purposes, they now lend themselves more naturally to leisure and recreation. Highlights include a private tennis court, cricket nets, extensive lawns, and potential for a swimming pool (SSTP). The surrounding woodland not only offers a tranquil retreat but also reinforces a strong connection to nature, with meandering grass pathways and seasonal bluebells creating a picturesque backdrop.

Of increasing importance to many families today is a property's environmental performance, and Brooklands does not disappoint. The addition of solar panels, a solar heat battery, and highly insulating upper parts and cavity wall insulation within the original building not only helps to reduce the ongoing running costs of the home but also demonstrates a conscious effort to minimise reliance on fossil fuels. This combination of energy efficiency and environmental consideration significantly enhances the property's appeal and long-term sustainability.





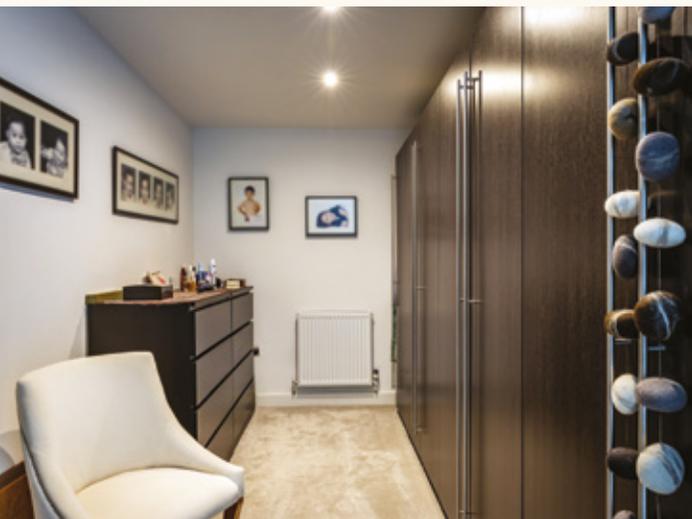


In summary, Brooklands is a property of rare quality — one that balances functionality with beauty, modernity with warmth, and space with intimacy. It offers not only a lifestyle of comfort, privacy, and inspiration but also a forward-thinking approach to sustainable living that aligns with the values and expectations of today's discerning buyers.

## SCHOOLS & RECREATION

There are several excellent schools in the vicinity, including Longacre, St. Catherine's, Cranleigh, Guildford High, Priors Field and Tormead for girls, Aldro, Lanesborough, Royal Grammar School, Cranleigh School and Charterhouse for boys to name but a few. A public footpath is located at the end of Pepperbox Lane and leads to Cranleigh, close to the Notcutts garden centre, meaning Cranleigh can be reached within 20 mins on foot.

For the golfing enthusiast, there are numerous courses in the area, including Cranleigh Golf & Leisure Club, Wildwood Golf Club, West Surrey Golf Club and Bramley Golf Club, whilst polo is enjoyed at Hurtwood Park and racing at Goodwood.







## INFORMATION

### SERVICES

Mains water, private sewage treatment plant, Solar Panels and Solar heat battery providing 300 ltr hot water capacity in addition to 300 ltr hot water tank, Calor Gas central heating, Broadband

### FIXTURES & FITTINGS

Curtains, light fittings and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

### LOCAL AUTHORITY

Waverley Borough Council  
Tel: 01483 523333

### DIRECTIONS

Heading south out of Guildford on the A281 head towards Shalford before following signs to Bramley. From Bramley continue to follow the A281 for about 3.5 miles passing through Grafton and Palmers Cross. Pepperbox Lane will appear on your left. Once you've turned in to the lane continue to keep left for 0.25 miles and you'll find Brooklands on your left.

### PARTICULARS PREPARED

July 2025





Approximate Gross Internal Area

Main House 5397 sq. ft / 501.41 sq. m  
 Garage 616 sq. ft / 57.23 sq. m  
 Outbuildings 1600 sq. ft / 148.67 sq. m  
 The Lodge 263 sq. ft / 24.42 sq. m  
 Loft 1524 sq. ft / 141.57 sq. m  
 Total 9400 sq. ft / 873.30 sq. m



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



