



Best House

3 Bronlei Woods

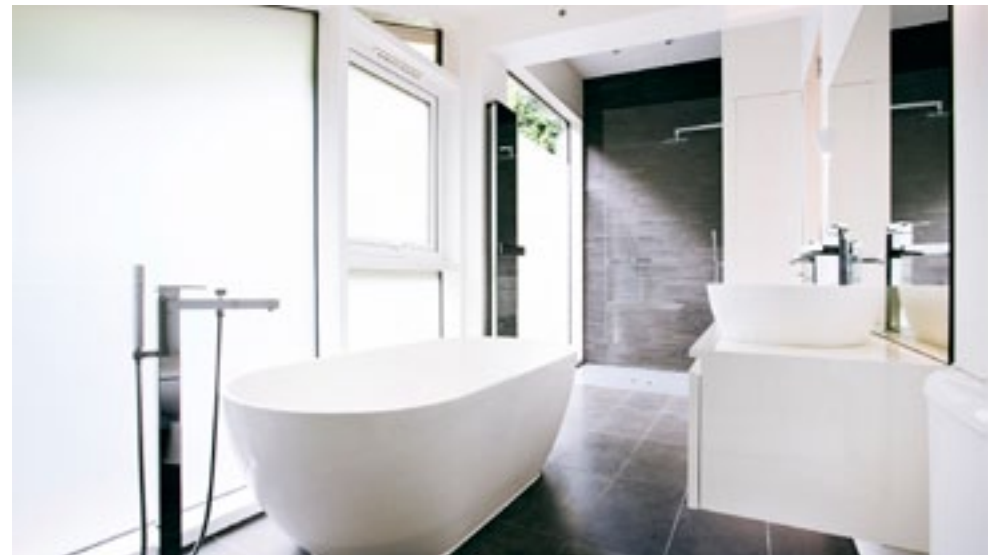
Birtley Road
Bramley
Guildford
GU5 0JJ

Price range
£925,000 to £1 million

Kilpark Properties



3 Bronlei Woods : A Transparent Impact



What House? Awards 2015
Best House - 3 Bronlei Woods
Birtley Road, Bramley, Guildford, Surrey GU5 0JJ
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3 Bronlei Woods : A Transparent Impact /2

With an almost entirely glazed front elevation, 3 Bronlei Woods is undoubtedly striking.

What makes this home, designed for Kilpark by architect Michael Cooper, even more distinctive is that it's not a one-off, multi-million pound contemporary house in the centre of London or set within acres of private grounds; it's priced at under a million comprises, 2,227 sq ft and is one of just four similar, semi-detached homes set just outside Bramley, one of affluent Surrey's most popular villages.

In defining its aesthetic appeal, it's fair to say there's absolutely nothing pastiche in its architecture which provides clear evidence that highly contemporary design can fit any location if it's bespoke to its setting; Bronlei Woods optimises its elevated position and wooded backdrop to maximum effect but perhaps even more importantly, it's an impressive home offering exceptional living space, which makes an impact.

Given the value of land in this area and its price tag of under a million pounds, achieving a 'grand design' such as this makes this project all the more remarkable.



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A Sense Of Arrival

Bronlei Woods is imbued with its own natural 'importance'. On arrival, looking up at the four homes, there's an undeniable impression of superiority! They enjoy a great sense of 'majesty' from their elevated position.



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A Sense Of Arrival /2



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A Sense Of Arrival /3



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A Sense Of Arrival /4

Entry is via a robust, heavy timber remote controlled five-bar gate into a generous parking area. Bins are discreetly hidden within a timber bin store to match the entrance gate design.

Two paths wind their way through the light wooded grounds which are punctuated with magnificent specimen trees to the steps leading up to the houses.



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A Sense of Arrival /5

Rather than brick walls, gabions conceal the private underground parking; the entrance to which is just as robust as the timber gate leading up to the houses.



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A Sense Of Arrival /6

Open tread metal staircases hint at some of the trendy industrial features to be found internally and offer an introduction to the sharp contemporary style of the whole project as you ascend to the terrace above.

The astro-turfed front lawn not only provides a clean, uncluttered look but ensures ease of maintenance, while glass and stainless steel balustrades to the terrace and around the ventilation openings to the underground parking area, reflect the visual lines to be found throughout the design of these homes.



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A Sense of Arrival /7

Looking up, the clean visual impact is clearly evident on the front elevation of the house; the glass frontage is only slightly interrupted by crisp white render on the lower level, while glass and steel balconies punctuate the upper floors leading to the pitched roof above.



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A Sense of Arrival /8

A gravel path and timber walkway leads to the main entrance of the home; residents will undoubtedly enter via the garage below directly into the lower ground floor – secure as well as practical in wet weather for unloading shopping.

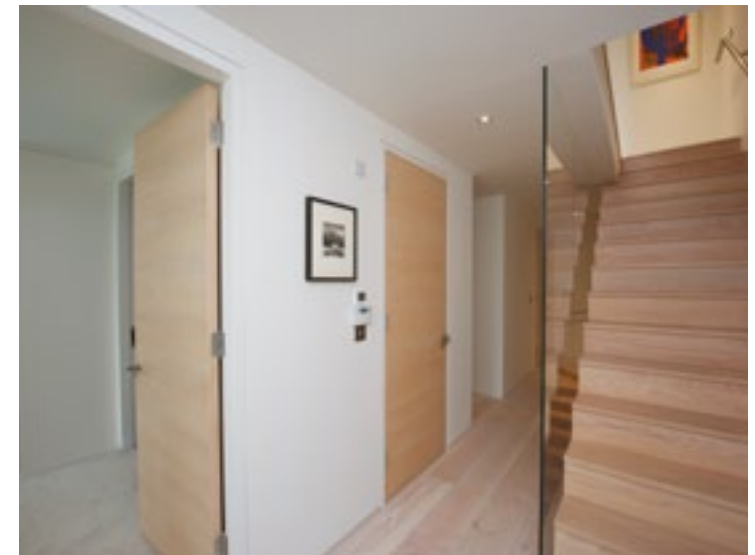


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A Modern Lifestyle for Independent Family Living

As you step inside 3 Bronlei Woods, you are hit by an overriding sense of light and space, thanks to the slip window to the side of the front door, double height ceilings and continued uncluttered lines.

The hallway leads past a guest cloakroom and bedrooms ideal for older children who want independence or guests for greater privacy, up to the first floor via a wooden staircase flanked on one side by a glass wall.



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Modern Living With A Stunning Outlook

An industrial-style wooden sliding door with metal runner leads to the main living area; it's the hub of the home and imbues it with an undoubted wow factor.



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Modern Living With A Stunning Outlook /2



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Modern Living With A Stunning Outlook /3



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Modern Living With A Stunning Outlook /4

With its high ceiling, partly double height, this extensive space provides a stunning place to entertain or simply relax and take in the view.



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Modern Living With A Stunning Outlook /5

A spectacular feature light hangs over coffee table, providing a focal point in the room and adding to monochrome décor.



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Modern Living With A Stunning Outlook /6

A large balcony extends the living space in warmer weather. Ample in size it's large enough for a table and chairs at which to enjoy a coffee and take in the morning sunshine.



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Modern Living With A Stunning Outlook /7



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Modern Living, Stylish Kitchen

The monochrome décor continues into the stylishly-fitted kitchen; Pronorm white high-gloss cupboards and Corian worktops incorporating a seamless double sink and draining slope, contrast with integrated black and chrome Smeg appliances including an oven with induction hob, microwave/grill, coffee machine and dishwasher, as well as a Neff fridge/freezer.

The design is complemented by a feature blue opaque glass wall.



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Modern Living, Stylish Kitchen /2



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Modern Living, Stylish Dining

The dining area is a great entertaining space, providing enough space for a table to seat at least 10 and access to the rear garden via bi-fold doors.



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Modern Living, Stylish Dining /2



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Intelligent Use Of Space

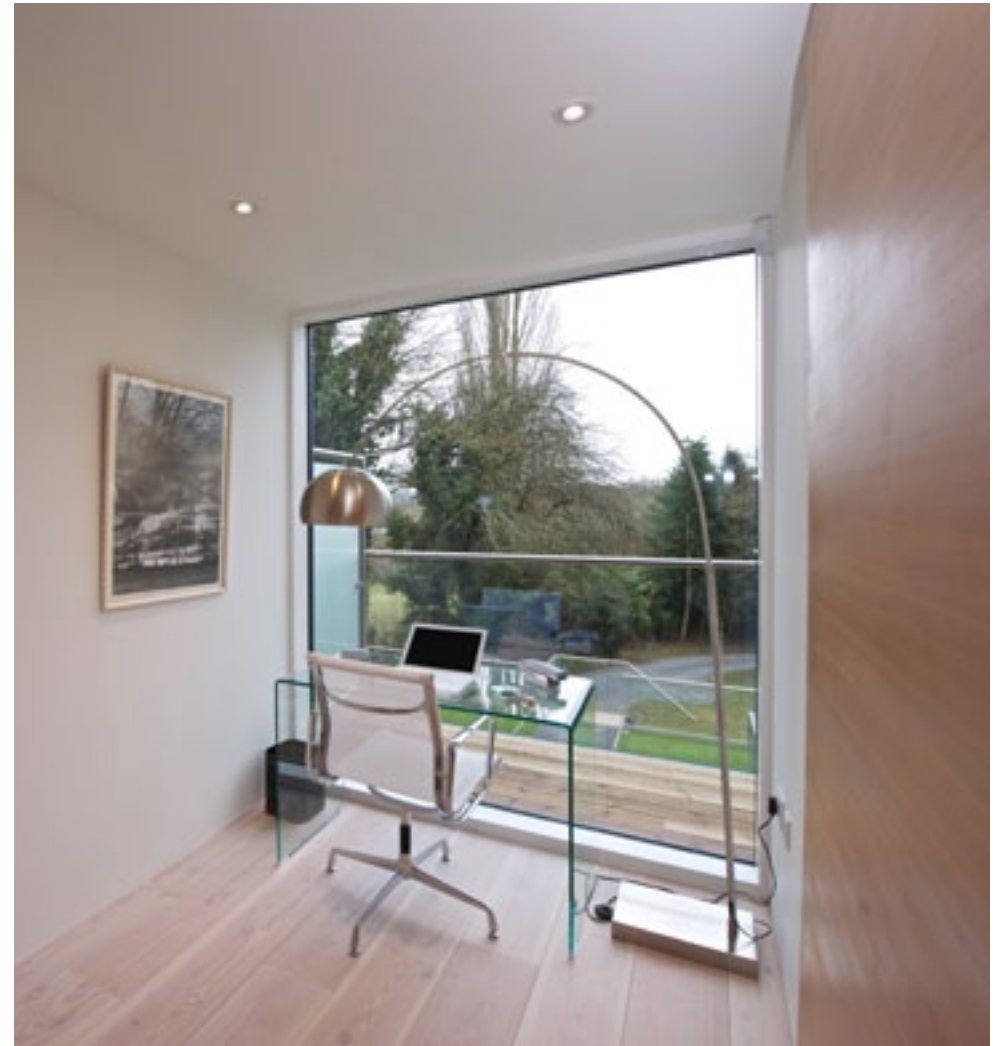
Back on the landing, a second guest cloakroom is conveniently situated at one end to avoid guests having to go back downstairs.



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Intelligent Use Of Space /2

At the other end of the landing, a study area not only maximises the views but makes intelligent use of space. The staircase to the second floor also has a glass wall and maintains the sense of light and space.



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Bright Bedrooms

The top floor of 3 Bronlei Woods is dedicated to the master bedroom accommodation.

To the front of the house, the double bedroom makes the most of the elevated views with two sets of windows and a door leading out to another balcony.

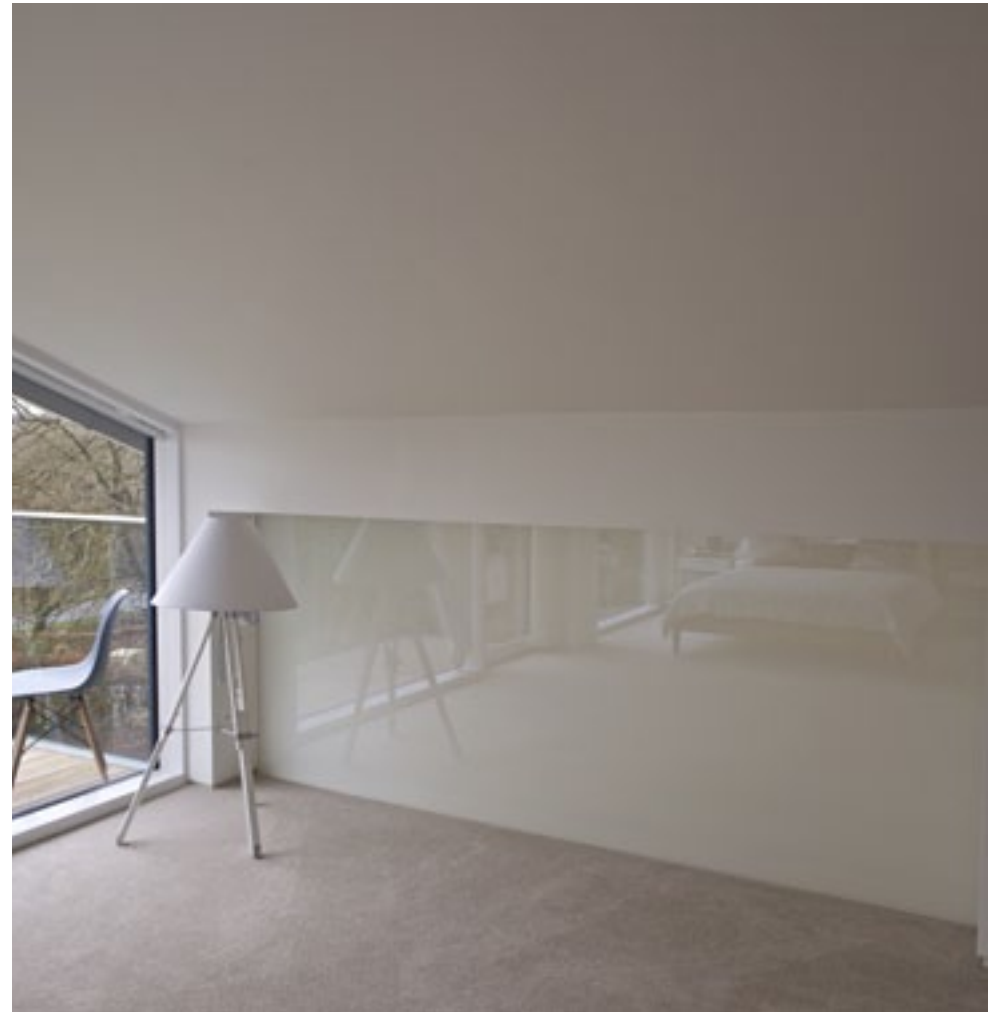


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Bright Bedrooms /2

A gallery window looking down on the living area of the floor below allows for additional light to flood the room.

This can be blocked out for privacy with the use of an electronically-operated opaque filter.



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Bright Bedrooms /3

The balcony provides the perfect place to enjoy the early morning sun, while vertical blinds – bespoke designed to fit the triangular window – ensure sleep isn't disturbed.



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Bright Bedrooms /4

A large dressing room provides plenty of storage space, ensuring the bedroom remains uncluttered.



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Boutique Bathrooms

The bathroom, decorated in a palette of white and charcoal grey, would not look out of place in a boutique-style hotel. A multi purpose mirrored radiator with towel rail is both functional and decorative.



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Boutique Bathroom /2

His and her basins have deep drawers underneath while an Aquacrest free standing bath sits in front of the opaque windows which allow light in while maintaining privacy.

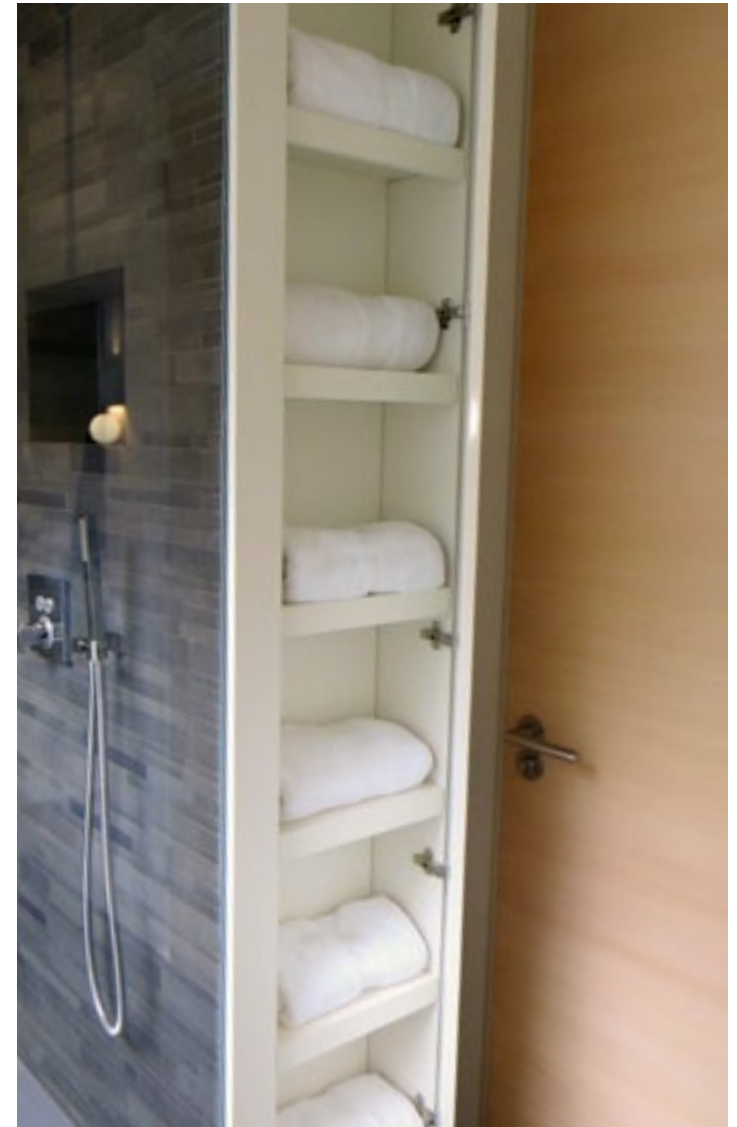
A cupboard door at the end provides access to ample loft storage space.



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Boutique Bathroom /3

The honed black basalt-tiled shower features a niche for soap and shampoo. A tall cupboard provides additional storage for towels and other toiletries.



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Sleek Sleep Spaces

The remaining two bedrooms are situated on the ground floor, allowing for a little more independence and privacy for older children or guests.



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Sleek Sleep Spaces /2



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Sleek Sleep Spaces /3

Floor-to-ceiling windows afford views across the outside terrace and beyond, while electronic blinds ensure privacy when needed.



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Sleek Sleep Spaces /4



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Sleek Sleep Spaces /5

Both the large double rooms benefit from fitted wardrobes with automatic downlighters. One has an en suite bathroom, the other an en suite shower room, both featuring the same coloured opaque glass effect wall found in the kitchen.



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Sleek Sleep Spaces /6



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Space To Relax

A media room, which could also be used as a fourth bedroom, is set on the opposite side of the hall.

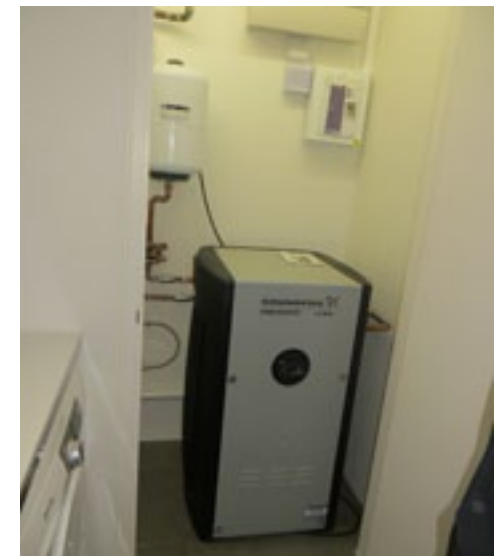
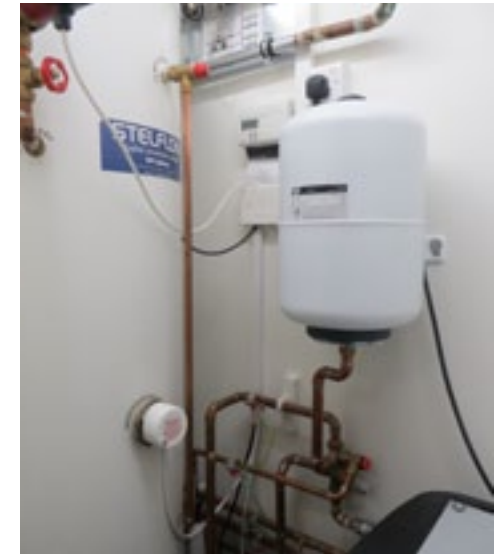
Its position at the back of the house allows for minimal light, making it a great place to sit and watch films. A slip window with electric blind allows light in, if needed.



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Practical Considerations

Further along the hallway, a laundry room is plenty big enough to house a Smeg washing machine and separate tumble dryer, while a sink and cupboards provide convenient and useful extra washing facilities and storage. Leading from this room is a large plant room housing the mechanics of the house and the hot water tank.



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Practical Considerations /2

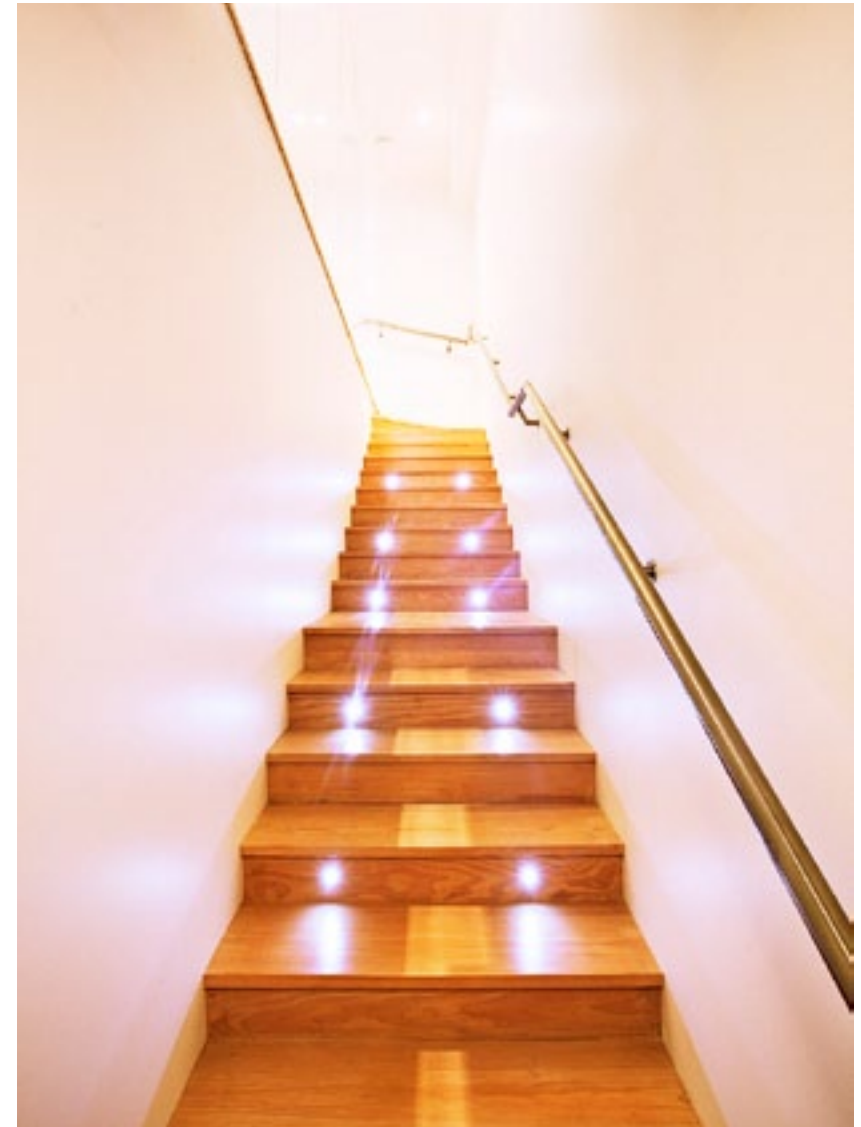
Also on the ground floor is a cloakroom as well as a coat cupboard large enough to house a vacuum cleaner and other essentials.



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Practical Considerations /3

A further engineered wooden staircase leads down to the secure underground car parking. Set into the steps are LED lights.



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Practical Considerations /4

The car park is vented by large lightwells. Each house has a minimum of two spaces in this area in addition to further parking at the foot of the drive. Storage cupboards provide useful space for skis or golf clubs.



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Great Gardens

Maximising its wooded backdrop, the rear garden has a natural boundary and offers private outdoor space.

Astro turf is once again used here to maintain the clean, perfectly manicured appearance and eliminates the need for storage of a lawn mower!

All homes benefit from access into the ancient woodland on the hillside via their rear gardens. A 150m stretch of this woodland forms part of the freehold title of the homes.



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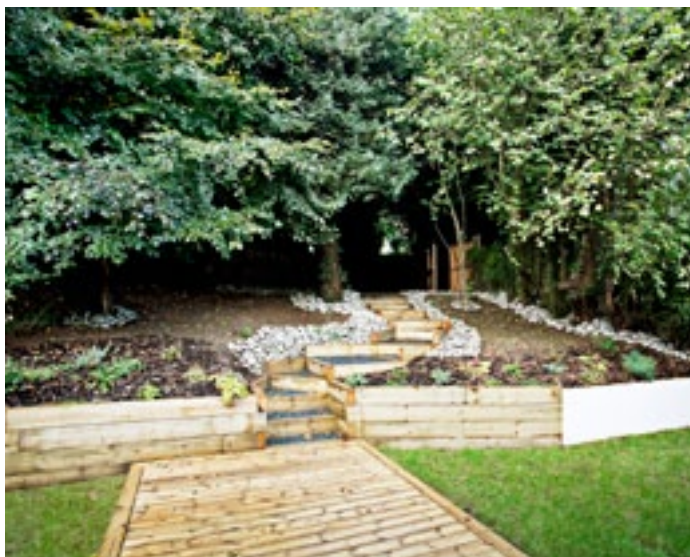
Great Gardens /2



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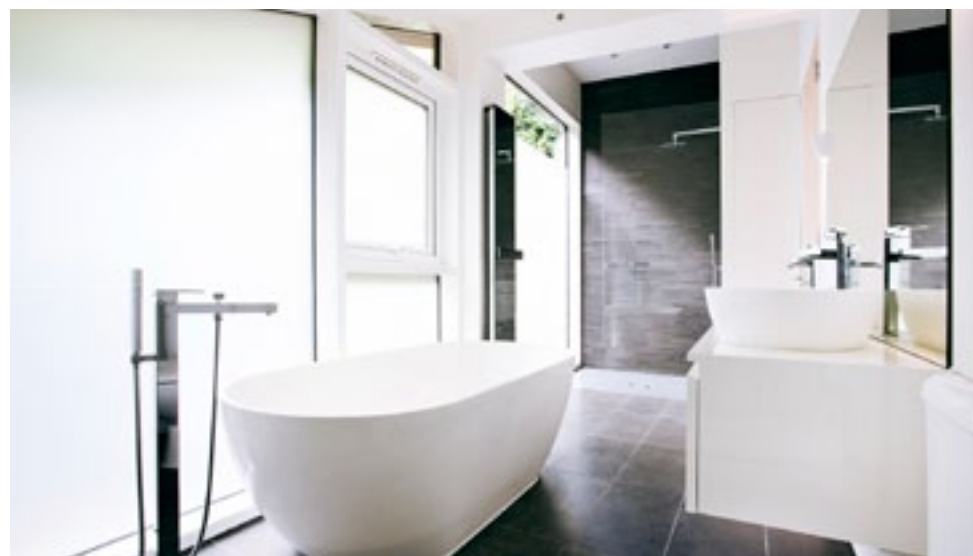
Great Gardens /3

One of the houses has a path through the woodland leading to a further private parking area at the rear.



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Location

Bronlei Woods is situated on the edge of Bramley, a quintessential village which lies within a Conservation Area and at the heart of the Surrey Hills Area of Outstanding Natural Beauty yet is just five miles from the centre of Guildford and its historic High Street.

Known in the 11th century as Bronlei, the Saxon village of Bramley has retained much of its historical charm with many of the buildings on the High Street reflecting the architecture of that time. Today, the village has a range of amenities including a village supermarket, post office, two pubs, two takeaways, a library, beauty salon and petrol station, as well as a selection of independent local shops.

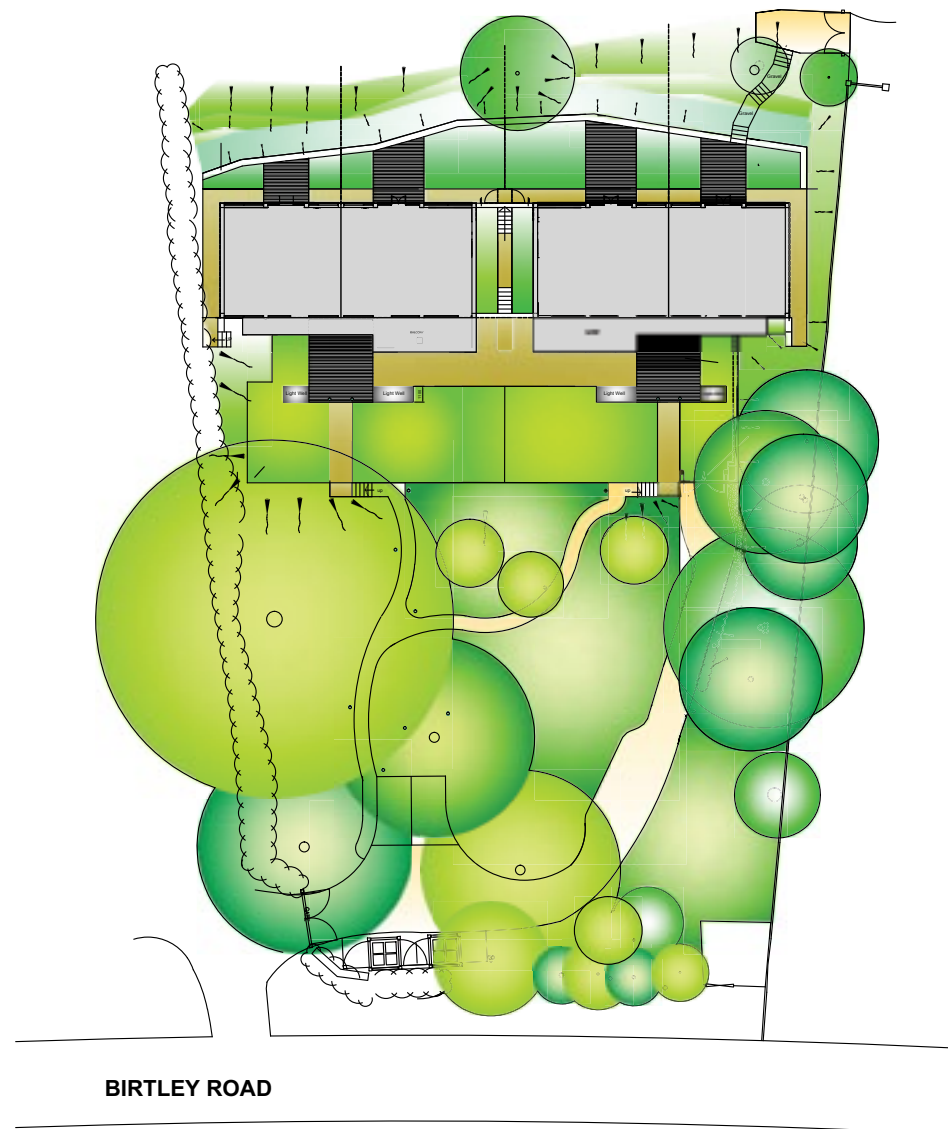
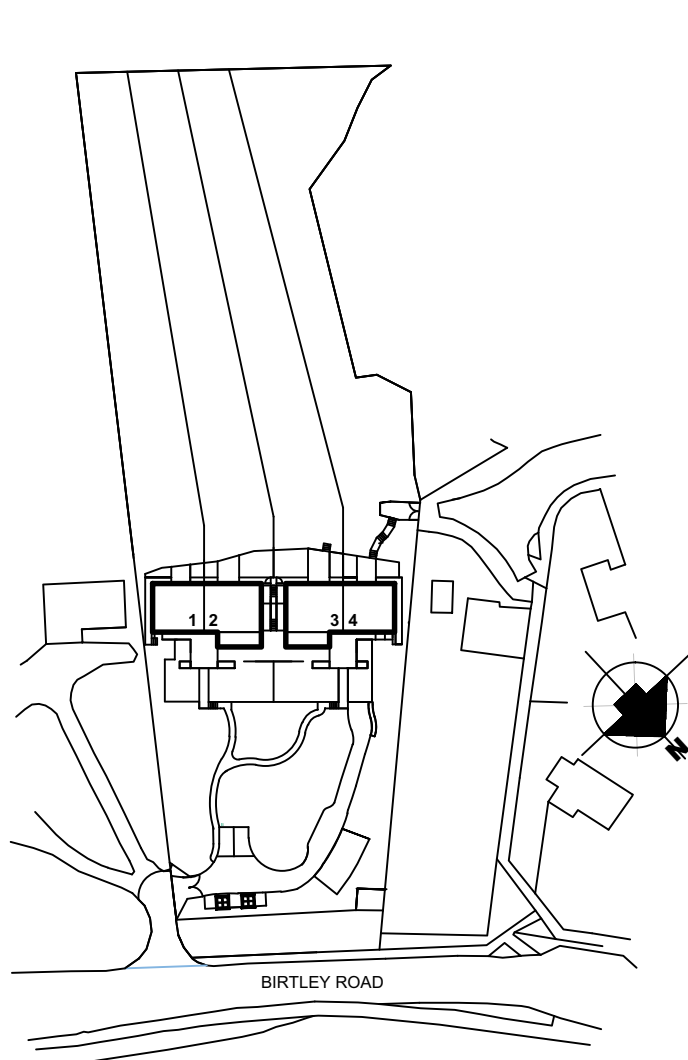
The surrounding area has an excellent selection of both state and independent schools from St Catherine's in Bramley itself, Cranleigh School and Charterhouse in nearby Godalming to Guildford High School, Longacre and Priors Field.

Guildford not only provides some of the best shopping and cultural facilities outside London but also great travel connections with a mainline railway station providing services to London Waterloo in 35 minutes. The A3 also connects to the M25 within 14 miles and Gatwick and Heathrow Airports are both within 28 miles.



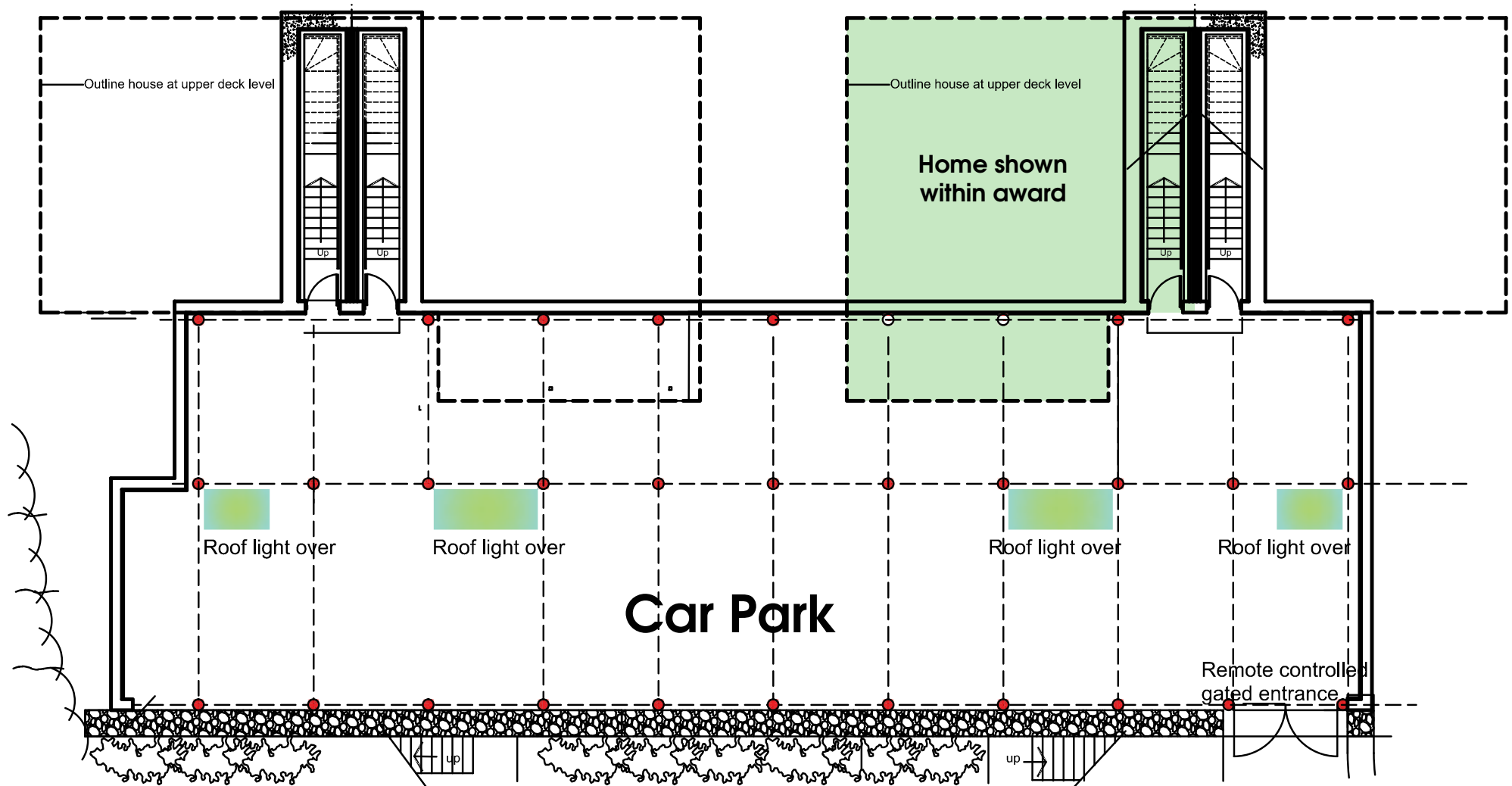
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Site Plan



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Floor Plan - Lower Ground Floor



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Floor Plan - Ground Floor

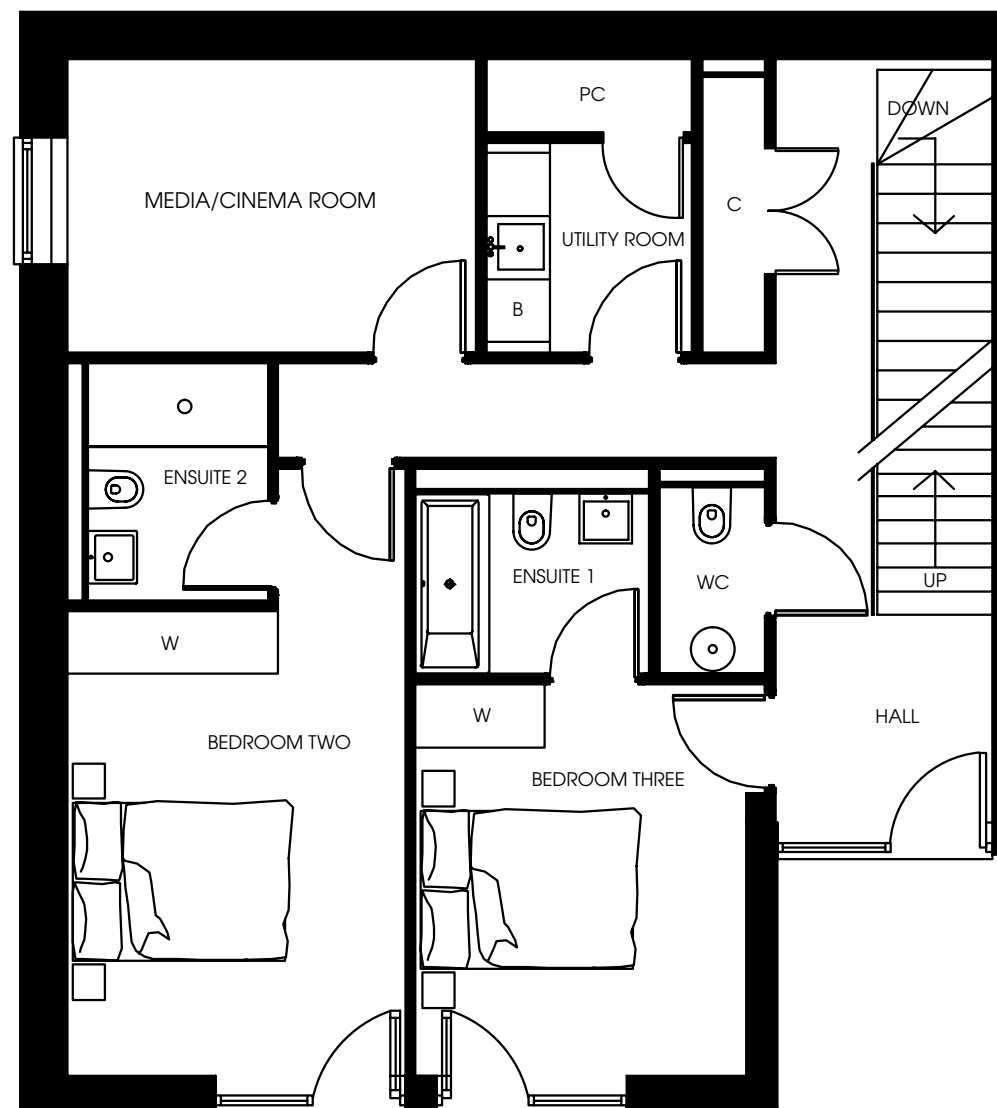
Bedroom Two
5.84m x 3.20m | 19'2" x 10'6"

Bedroom Three
3.72m x 3.03m | 12'2" x 9'11"

Media Room/Bedroom
3.91m x 2.75m | 12'10" x 9'0"

Total area: 67m² | 721' sq ft

Total area of property: 207m² | 2,227' sq ft



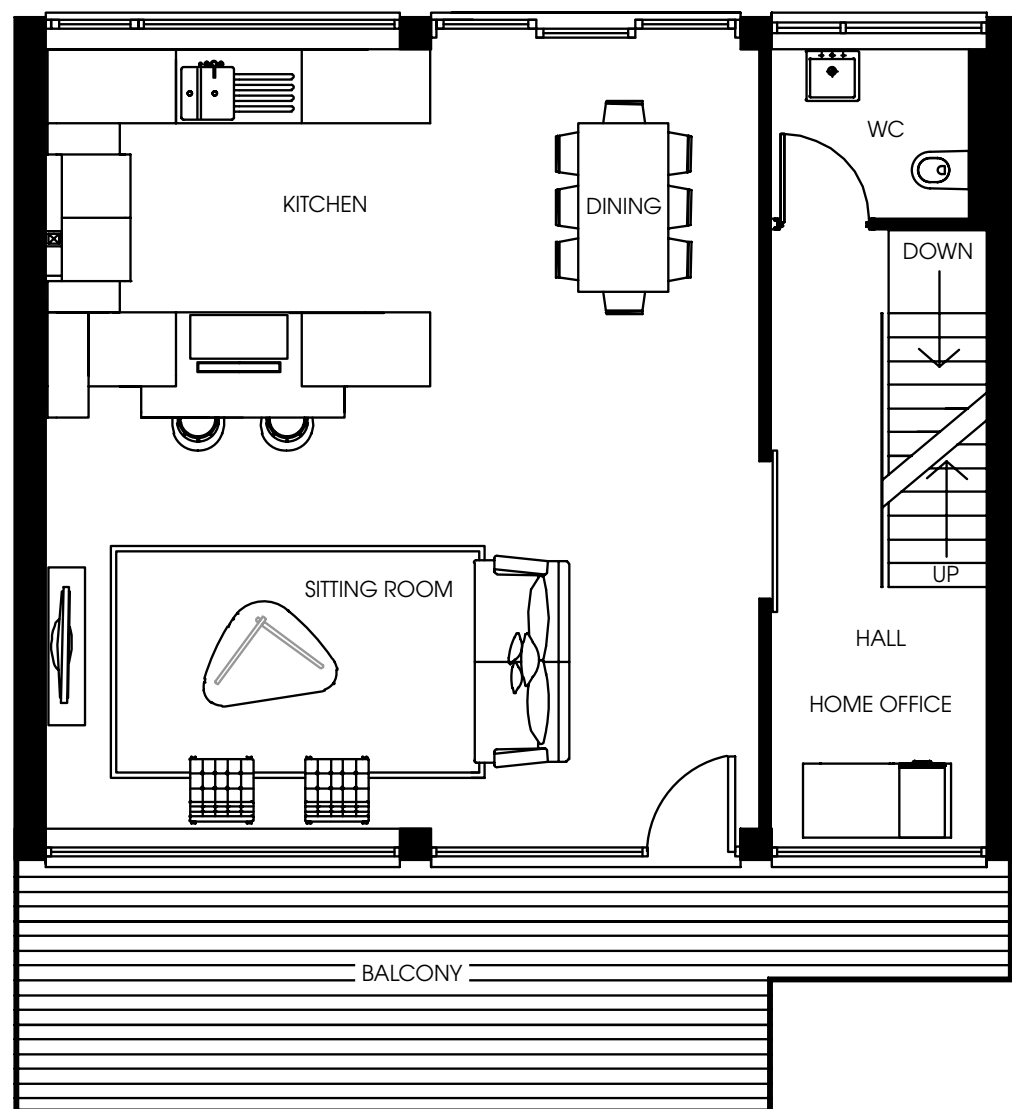
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Floor Plan - First Floor

Kitchen / Sitting Room / Dining
7.41m x 6.73m | 24' 4" x 22' 1"

Total area: 67m² | 721' sq ft

Total area of property: 207m² | 2,227' sq ft



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Floor Plan - Second Floor

Bedroom One

5.26m x 3.46m | 17'3" x 11'4"

Dressing Room

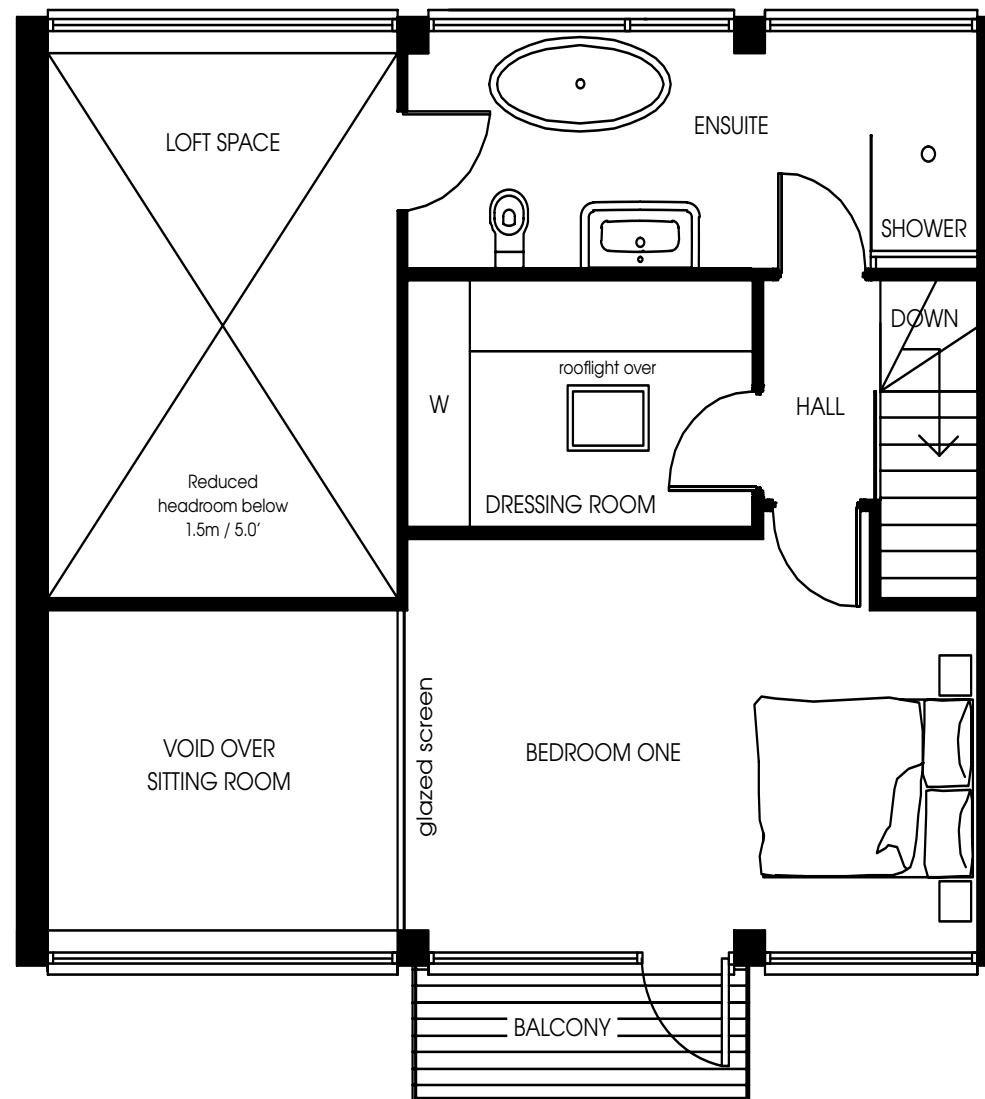
3.32m x 2.07m | 10'11" x 6'9"

Loft Space

4.69m x 3.32m | 15'5" x 10'11"

Total area: 57m² | 613' sq ft (includes loft storage)

Total area of property: 207m² | 2,227' sq ft



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Specification

Kitchen/ Living room/Dining room

- Smeg oven, 900 Smeg induction hob and a touch sensitive electrolux extractor hood
- Smeg microwave/grill, coffee machine and a built in dishwasher
- Neff built in fridge and freezer
- German made Pronorm white gloss units
- Black oak laminate tall units and shelves with recessed under mounted LED strip lights
- Stainless steel laminate plinth and satin stainless square handles
- Hi-Macs alpine white natural acrylic stone worktops with moulded 1.5 sinks and recessed sloped drainer
- Engineered wooden floors
- Panasonic 55" LED Smart TV with two black & white wired ceiling speakers

Bathrooms and shower rooms

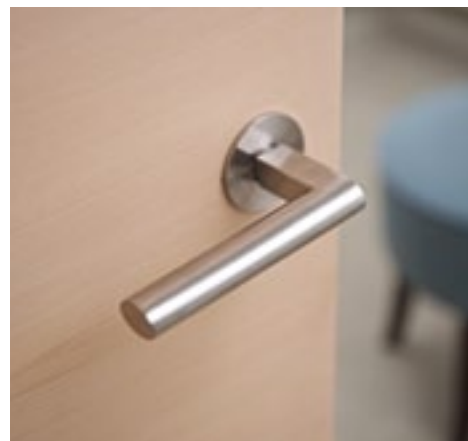
- Porcelain tiled floors in the en suite bath and shower rooms and engineered wooden floors in the downstairs WCs
- White gloss single double draw vanity unit for basin with built-in shaver socket and soft close draws
- Dual flush and soft close seat toilet
- TE single lever basin mixer tap and click-clack waste
- MX shower tray with 200 x 200 square overhead rain shower head and a toughened glass shower screen
- Apollo chrome straight heated towel rail
- Aquaestil plane bath with VADO thermostatic valve
- Recessed mirror cabinet with shaver socket and push catches
- Recessed towel/storage cupboard with push catch doors and shelves

Bedrooms

- Bespoke wardrobe with mirror doors and led lights on a PIR movement sensor
- Panasonic 32" LED Smart TV and Sonos wireless play speaker to master bedroom
- Remote control black out blinds
- LCD laminated remote control switchable glass which turns opaque at the touch of a button with white made to measure vertical fabric blinds in the master bedroom

Entrance halls

- Engineered wooden floors
- Solid Douglas Fir Riser stairs and treads with a white Osmo oil finish



Media room

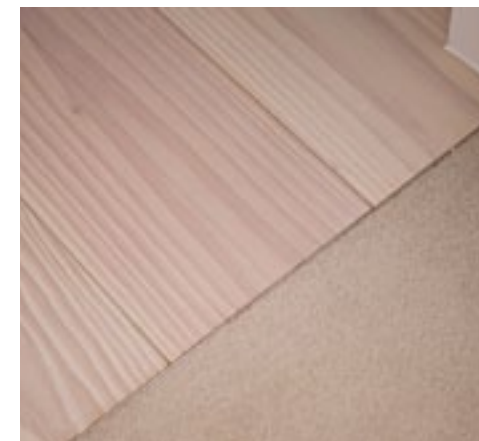
- Engineered wooden floors
- Panasonic 50" LED Smart TV and Sonos wireless PlayBar surround speaker with a wireless booster kit

Utility room

- Porcelain tiled floors
- Smeg washing machine
- Smeg tumble dryer
- Chunky chrome edge worktop
- Inset bowl and sink tap

Dressing room

- Bespoke built dressing wardrobe with glass divide, draws with soft close and chrome hanging rails
- Recessed silver grey LED lights



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Specification /2

Master bathroom

- Porcelain tiled floors
- Shower wall tiles - nightshade jigsaw honed black basalt
- White gloss twin double draw vanity unit for 2 sinks with shaver socket built in and soft close draws, white gloss
- Two Clearwater Formoso matt stone basins and single lever mixer taps with click-clack wastes
- Bath filler tap with shower attachment, push button shower select thermostat with a Vado square hand shower kit and 200 x 200 square overhead rain shower head
- Quartz colour glass radiator with mirror finish towel bar

Loft/Storage space

- Chipboard flooring with sealed joints and grey floor paint
- Double sockets for the AV equipment

Electrics/Lighting

- Double sockets in the loft for AV equipment
- Hager white double sockets
- TV, telephone and data sockets in all living areas
- Stainless steel switches throughout
- Sonos Amp and BT Infinity Broadband connected with a wireless booster kit
- Pendent light on top floor
- Aurora adjustable downlights throughout
- Hamilton Stainless steel rocker and dimmer switches
- Pop up socket Evoline with 2USB ports in the living room

Heating

- Under floor heating throughout controlled by smartphone or tablets

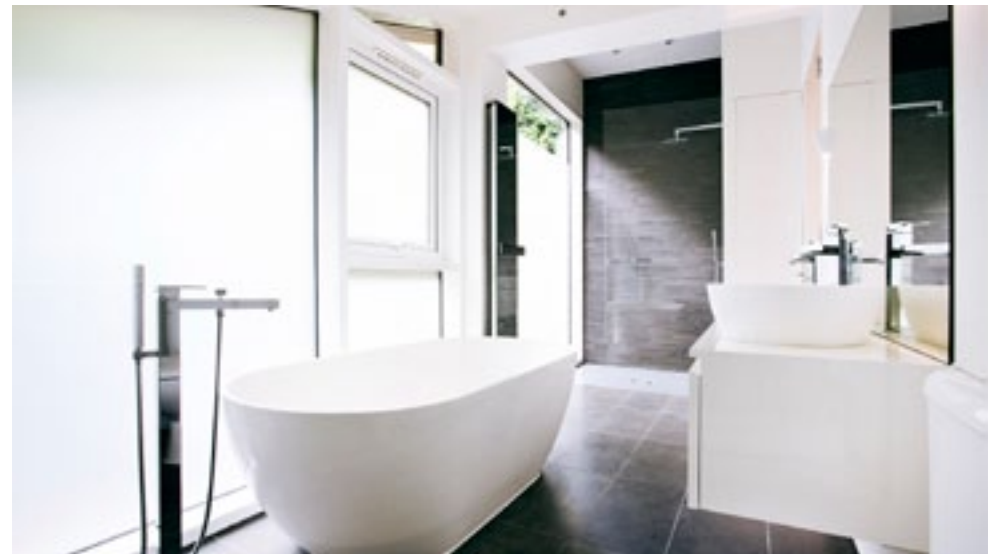
Ironmongery/Glasswork

- Stainless steel hand rails to stairs with 12mm toughened full height glass
- Stainless lever handles
- Stainless steel butt hinges
- Heavy duty latches
- Satin stainless door stops



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Kilpark is an innovative development company comprising an established group of specialists within the property sector, each boasting a wealth of skills in their own right.

With 30 years experience, Kilpark is renowned for its work restoring and discreetly upgrading family homes in central London, as well as building new family homes providing the best in contemporary living with an emphasis on environmentally-friendly design and construction.

The team, which includes architects MC2 Design, Croft structural engineers, City Interiors, City Joinery, deliver impressive experience across these multi disciplines.

Together they have built a number of luxury and contemporary homes, across the South East, the majority in the Kensington, Belgravia and Chelsea areas of London.



Christchurch Street, Chelsea



Trewin House, Cornwall



Belgrave Court, Potters Bar



Theydon Towers, Epping

What House? Awards 2015
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 Price range: £925,000 to £1 million