


Hellards



At home in Bramdean

Bramdean Cottage

BRAMDEAN, SO24 0LW

Guide Price £1,250,000

- Substantial Period Home in Village Centre
- Attractive National Park Location
- Plenty of Versatile Living Space
- 4 Bedrooms and 4 Reception Rooms
- Secluded Garden and Good Parking
- Country Walks and Good Pub Nearby

A substantial period home in the middle of this popular village, within easy reach of Winchester and Alresford. With an abundance of versatile living space, Bramdean Cottage is an ideal family retreat, with country walks in the beautiful South Downs National Park, as well as a good village pub, The Fox, close to hand. The house has historic connections, having been used in the Battle of Cheriton, during the Civil War in

The property is approached via a 5-bar gate, into a circular driveway to the front of the house. The front door opens to a welcoming entrance hall with original brick flooring and a cloakroom. To the right is a study, which leads through to a family room, with wooden flooring and into a conservatory. Off the hall, a door opens to a cellar and stairs lead up to the first floor. The spacious sitting room has an open fire and bay window. The bespoke kitchen features a range of units and drawers, with quartz worktops and integrated appliances. The kitchen flows into the adjoining room, with a breakfast bar and additional storage units. Off the kitchen is the dining room, with a door to the garden, and a utility room.





Upstairs, on the first floor, there are four double bedrooms and two bath/shower rooms.

The property is set back from the road behind a hedge, with a driveway and double timber garage. A path to the side of the house leads to the lawned rear garden. A large terrace adjoins the rear of the house, with steps leading up to the main garden, which is enclosed by a brick wall and fencing.

Bramdean is located within the attractive South Downs National Park. This is an extremely popular part of Hampshire with charming villages, beautiful rolling countryside and easy access to major roads and rail access to London. The nearby Georgian market town of Alresford offers day-to-day shopping and local amenities, while Petersfield and Winchester provide an extensive range of shops and restaurants.



SERVICES

Mains water and electricity connected. Oil fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

Winchester City Council

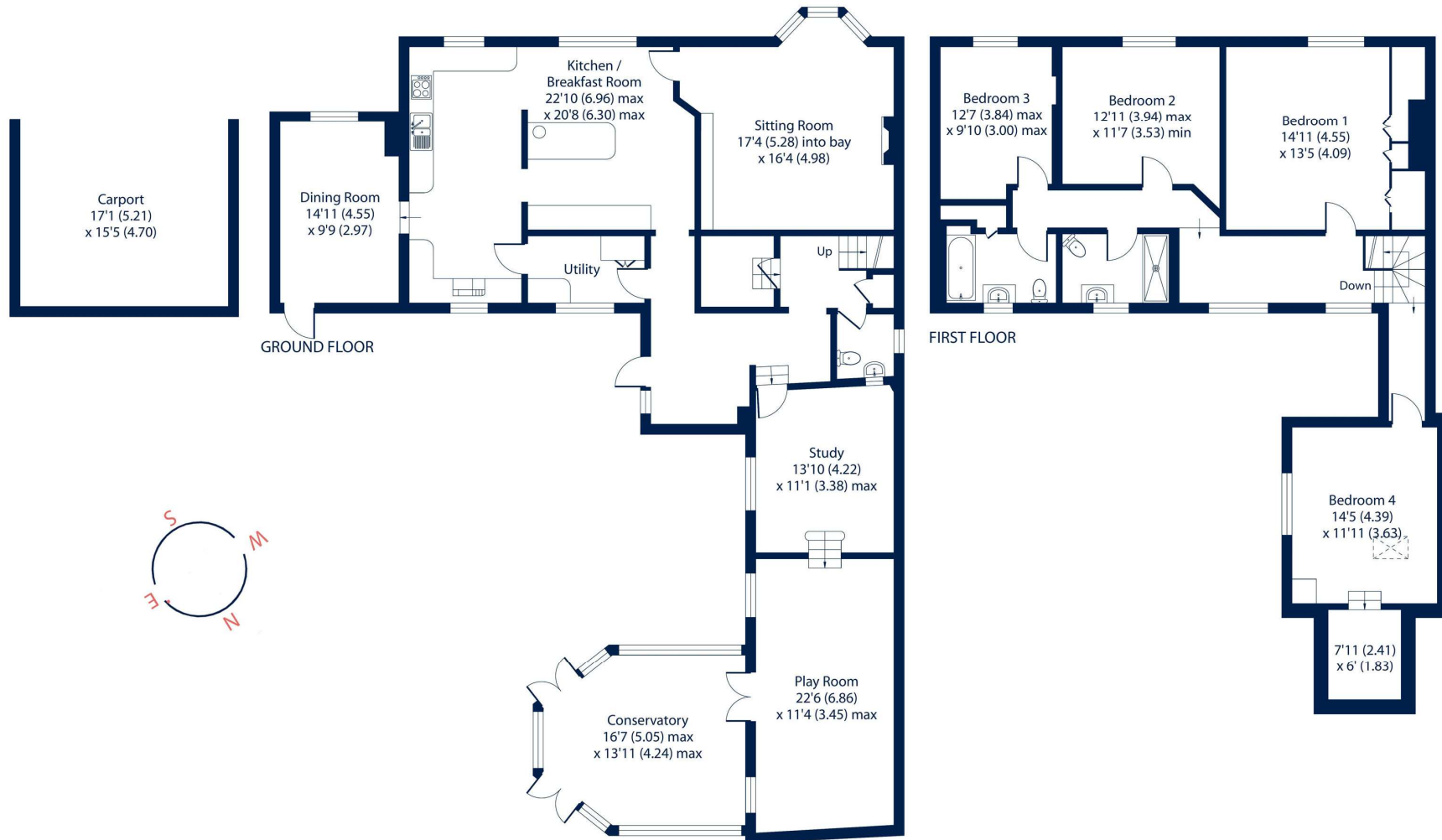
Council Tax Band: G



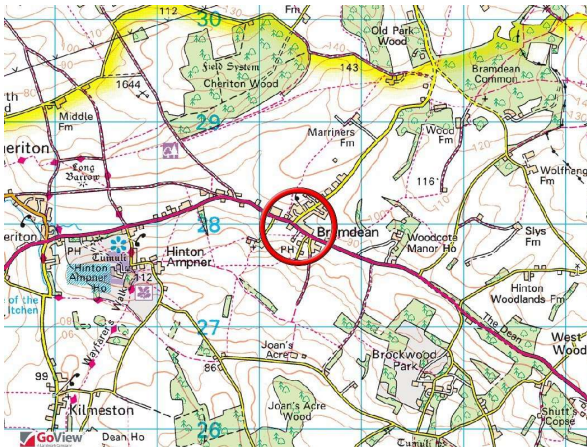
Bramdean, Alresford, SO24

Approximate Area = 2905 sq ft / 269.9 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nche.com 2023. Produced for Hamptons. REF: 1028828



DIRECTIONS

From the centre of Alresford, proceed east along East Street and continue through the village of Bishops Sutton to the roundabout with the A31 (Winchester to Alton road). Take the 2nd exit onto Old Park Road (sign posted Bramdean) and continue over Bramdean Common and into the village. At the junction by the garage, turn left onto the A272. Bramdean Cottage will be found approximately 75m on the left hand side.

///What3words location reference: lists.charities.relegate

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

