



Brambridge House, Brambridge Park, Hampshire, SO50 6HL

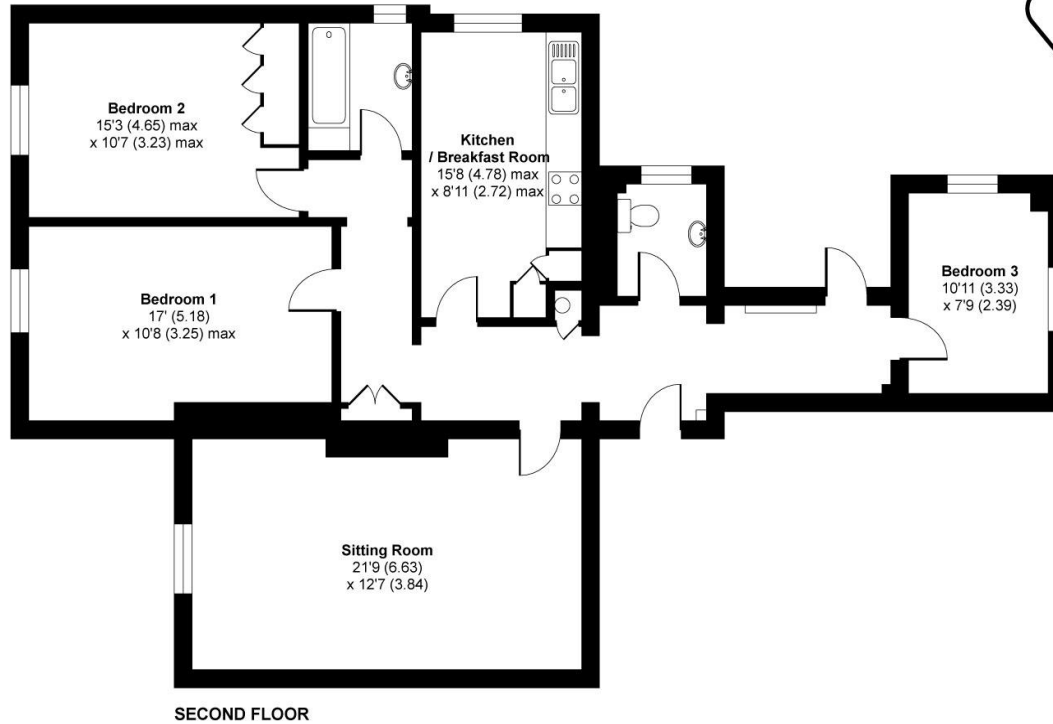


ACCOMMODATION

Brambridge House is an imposing and grand Grade II listed country house, situated in the most stunning picturesque grounds of 14 acres, which has been converted into several apartments. It is believed to have been built in the 1760s and remodelled after a fire in 1872 by M. Digby-Wyatt. The River Itchen meanders alongside the entire frontage of the property. The apartment has been lovingly looked after and comprises many original features such as high ceilings, stunning architrave and large windows. On entering the property, you will notice the space on offer, the large sitting/dining room is streamed with light and offers a beautiful fireplace. There is also a separate fitted kitchen with space for a breakfast area. A real benefit to this property is the three bedrooms, perfect for young families or for when guests come to visit being served by the family bathroom and the addition of a separate cloakroom. The property offers not only a stunning location but also is wonderfully appointed within the development.



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1201 SQ FT 115.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Brambridge is a small delightful community adjoining the larger village of Colden Common. The village has many local amenities that include a shop, village pub, school and community centre. There is a network of footpaths and bridleways for walking and riding. Nearby is the thriving city of Winchester with its many famous attractions and extensive facilities. Communications are excellent with the M27, M3 and A34 within easy reach and railway connections to London Waterloo via Winchester or Shawford.



SPECIFICATION

- Stunning apartment in a Grade II listed country house
- Sought-after village location
- No onward chain
- Three bedrooms
- Family bathroom and guest cloakroom
- Elegant sitting/dining room with original features
- Picturesque grounds of 14 acres
- Private garage and allocated parking

LOCAL AUTHORITY

Winchester City Council

Tax Band – D

GUIDE PRICE

Offers in excess of £325,000

TENURE

Leasehold - 129 years

Remaining years - 122

Current annual service charge - £3000