



Woodlands, Bramdean, Alresford, Hampshire, SO24 0HW





Woodland Cottages, Woodlands, Bramdean, Alresford, Hampshire, SO24 0HW

Charming and deceptively spacious semi-detached cottage that has been tastefully extended and is well presented throughout. The property is ideally suited in an area of outstanding natural beauty, located in a beautiful rural setting, surrounded by countryside and woodland.



- Charming and characterful cottage • Sought after rural location
 - Deceptively spacious • Versatile living accommodation
- Five bedrooms • Open plan kitchen /dining room • Utility room
- Downstair cloak room • Ensuite • Carport and driveway parking

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ACCOMMODATION

Charming and deceptively spacious semi-detached cottage that has been tastefully extended over three floors and is well presented throughout. This characterful home boasts exposed original natural flint wall features on all floors, from the original cottage walls. The property is ideally suited in an area of outstanding natural beauty, located in a beautiful rural setting, surrounded by countryside and woodland. The front door opens into a porch which leads into a spacious open-plan kitchen/dining room, featuring a log burner and offering ample space for entertaining. The kitchen has been finished in a farmhouse style in keeping with the property's character and a central island provides practical additional preparation space. A door from the kitchen leads into a generous drawing room with a wood burner and two sets of French doors that open out into the garden which aid in flooding the room with natural light. The drawing room flows into a sitting room with a double door that opens out onto a vine-covered patio. The downstairs accommodation also includes a separate utility room, a cloakroom off the kitchen and a boot room off the drawing room with a door leading out into the garden. The first floor continues to impress with four well-proportioned bedrooms served by a modern family shower room. The sizable principal bedroom boasts built-in wardrobes and a beautifully finished ensuite with a separate shower and copper roll-top bath. A further double bedroom can be found on the second floor which boasts ample built-in storage and stunning rural views. A lovely cottage garden wraps around the property with the front garden including a lawn surrounded by mature borders and a patio with a vine-covered arbour to the side of the house offering the ideal space for al fresco dining; a summer house has also been tucked away in a secluded corner of the garden offering the ideal space to curl up with a book. Ample gated off-road driveway parking can be found to the side of the property along with a carport. The low maintenance private enclosed rear garden has been landscaped and is currently being utilised as a children's play area and additional patio space.



SITUATION

Woodlands is a pretty hamlet adjacent to the village of Bramdean in the Meon Valley and falls within the South Downs National Park. Bramdean is a larger village, with a public house/restaurant, village hall and garage with a small shop. The village of West Meon is a 5-minute drive away with a butchers, a village shop selling local produce, a post office, an award-winning pub/restaurant and a school. A wider range of amenities is available at Alresford, which include a range of local shops and larger chain food outlets, pubs, restaurants and banks. The cathedral city of Winchester lies to the east and has a good range of retail facilities, theatre, cinema and a railway station with services to London Waterloo.

The property is within the catchment of West Meon Church of England Primary School and Petersfield Secondary School, which currently boasts an 'Outstanding' Ofsted rating.

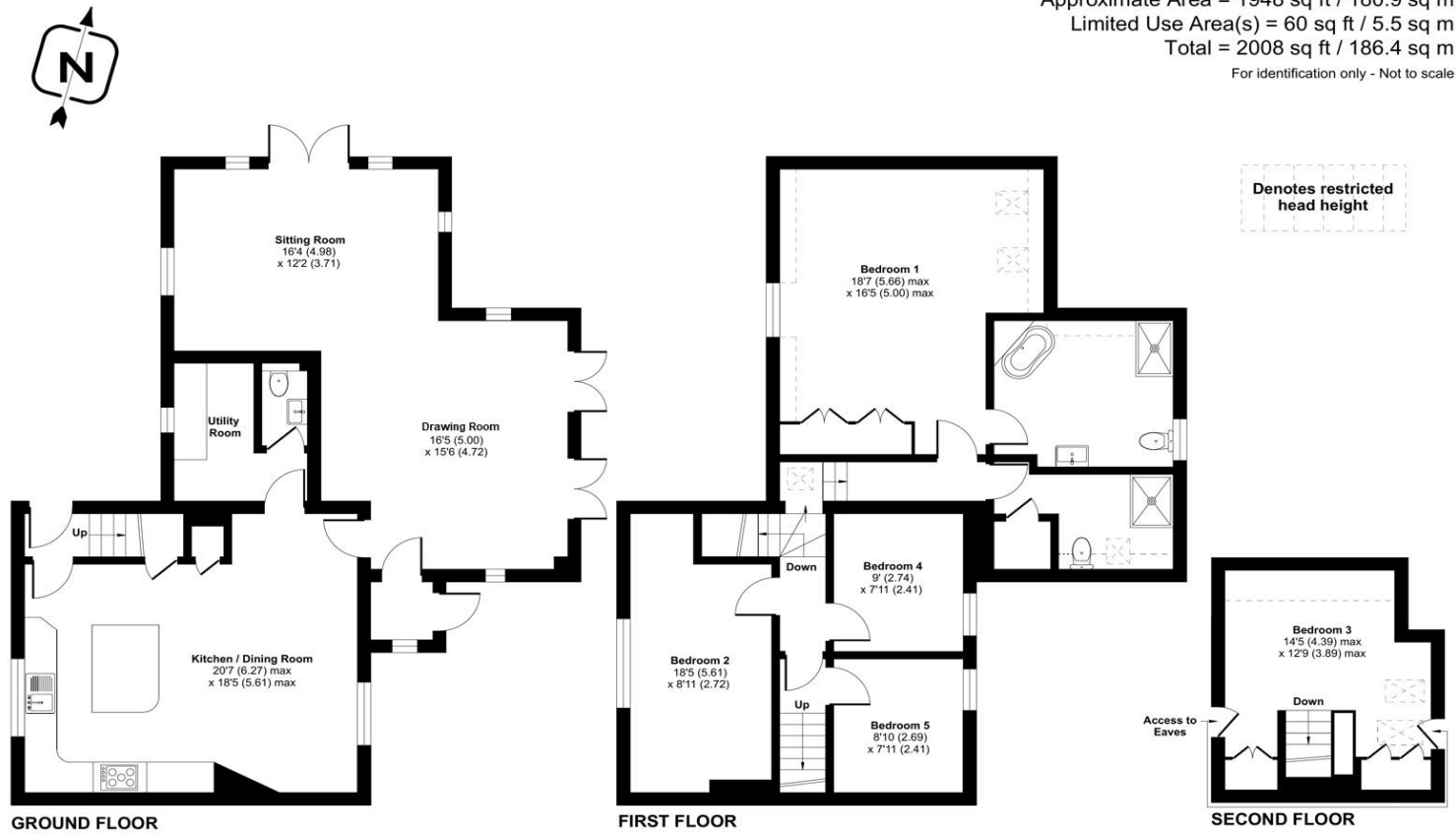
Further afield more comprehensive shopping and facilities can be found in the market towns of Alton and Petersfield. These increase the range of amenities and leisure pursuits available, both with mainline railway stations, a selection of large supermarkets and an abundance of restaurants and other amenities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 1948 sq ft / 180.9 sq m
 Limited Use Area(s) = 60 sq ft / 5.5 sq m
 Total = 2008 sq ft / 186.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 993513





LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £895,000

TENURE

Freehold

AGENT NOTES

Disclaimer: Shared Septic Tank, awaiting
Environmental Agency Compliance Certificate.
Oli-fired central heating
Private water supply (invoiced annually)