



Woodcote Manor Cottages, Bramdean, Alresford, Hampshire, SO24 0LL

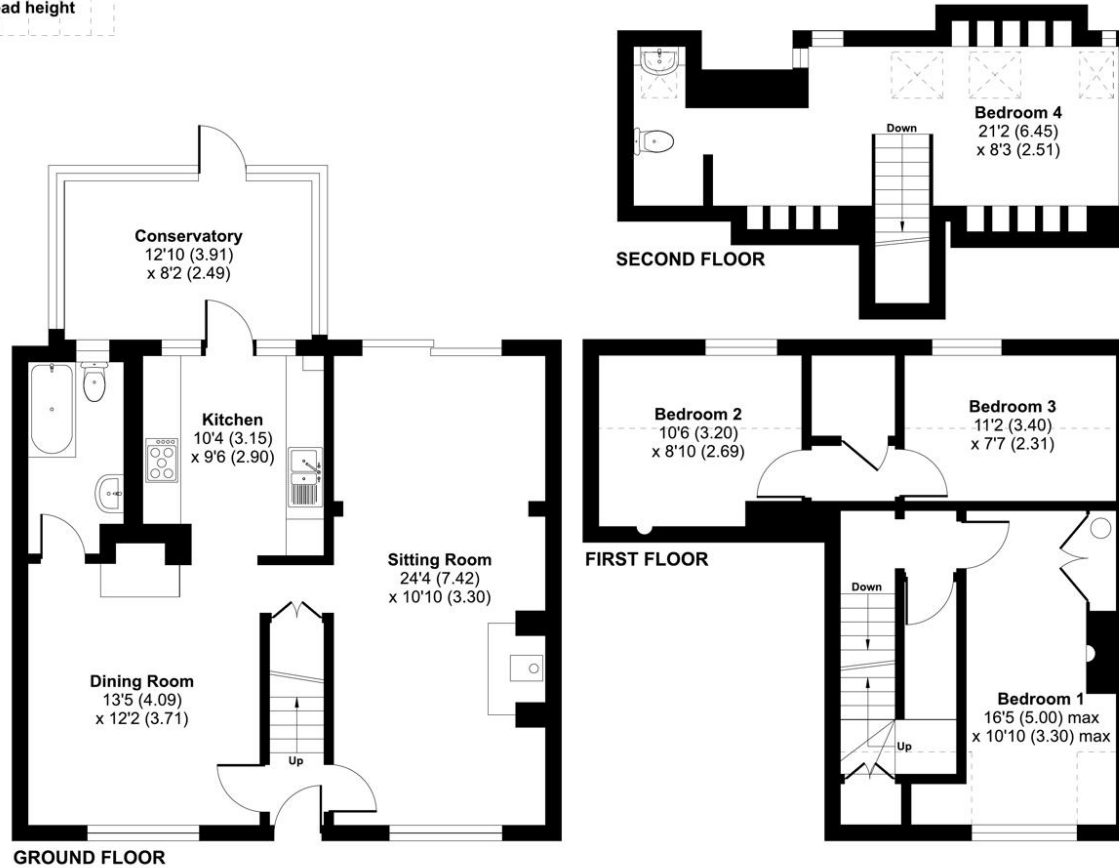


## ACCOMMODATION

This enchanting four-bedroom cottage, set amidst expansive gardens with stunning rural views, is available with no onward chain. Dating back to 1913, this character-filled home exudes warmth and charm, offering a true taste of countryside living. Positioned on the edge of the picturesque village of Bramdean, with direct access to the A272, the property boasts breathtaking views across open countryside at both the front and rear. A spacious driveway provides parking for two to three cars, with steps leading down to the entrance of this delightful home. Inside, the ground floor is thoughtfully arranged into distinct yet seamlessly connected living spaces. To the left, a charming dining room with exposed wooden ceiling beams offers a welcoming setting for family gatherings, formal meals, or quiet moments with a cup of tea or a glass of wine. Adjacent to this, the well-appointed shaker-style kitchen features a tiled floor, sleek granite worktops, and an eye-catching range oven, combining functionality with timeless appeal. At the heart of the home, the inviting front-to-back living room is anchored by a striking exposed brick fireplace with a wood-burning stove. This cozy retreat is ideal for relaxation, while double patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

Approximate Area = 1329 sq ft / 123.4 sq m  
 Limited Use Area(s) = 121 sq ft / 11.2 sq m  
 Total = 1450 sq ft / 134.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Charters Estate Agents Limited. REF: 1265560



## SITUATION

Bramdean is sited beyond the town of Alresford yet accessible also to the centres of Winchester, Alton and Petersfield, providing crucial and convenient access to London by rail. The village of Bramdean offers immediate village facilities including a public house, village hall and fuel garage, whilst the adjacent village of Cheriton approximately 2.5 miles away provides local primary schooling, post office/village store and more public houses. The nearby market town of Alresford which is a beautiful Georgian Town offers a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants.



### **SPECIFICATION**

- Chain-free sale
- Charming four-bedroom cottage
- Spacious garden approx. 1/4 acre
- Cozy wood-burning stove
- Scenic countryside views
- Multiple versatile outbuildings
- Tranquil rural setting in South Downs National Park

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**ASKING PRICE £550,000**

### **TENURE**

Freehold