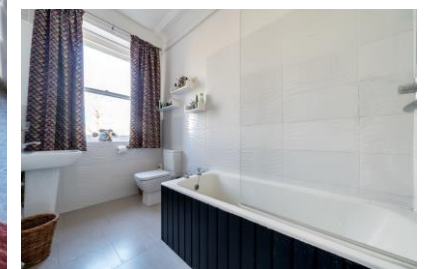




Brambridge House, Brambridge Park, Brambridge, Eastleigh, Hampshire, SO50 6HL

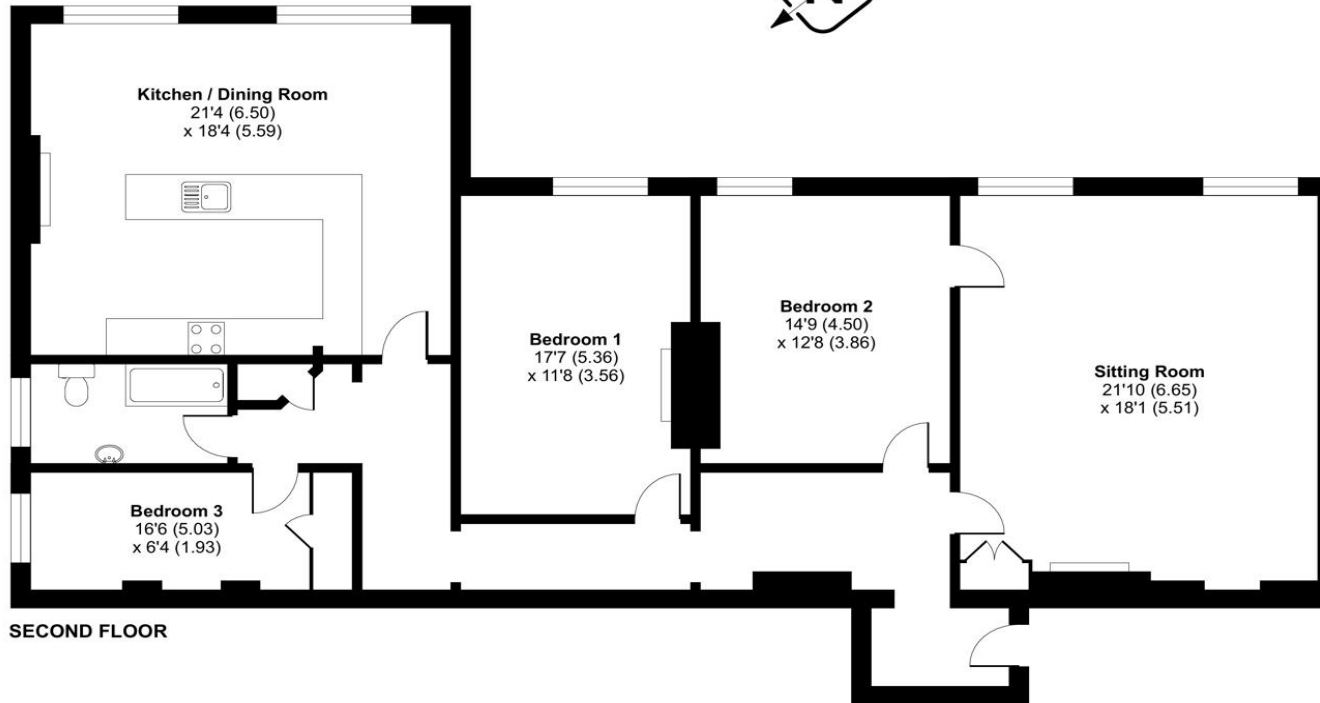


ACCOMMODATION

Brambridge House stands as an impressive Grade II Listed Georgian country estate, occupying 14 acres of breathtaking picturesque grounds. Originally constructed in the 1760s, this stately residence has been transformed into multiple apartments. Graced by the meandering River Itchen along its entire frontage, the property exudes historic charm. The apartment, meticulously maintained, retains numerous original features, including lofty ceilings, exquisite architrave, and expansive windows. Upon entering, the spaciousness becomes evident, particularly in the generously lit sitting/dining room, adorned with a magnificent fireplace. The well-appointed kitchen, equipped with modern fittings, includes space for a breakfast area. A notable asset of this residence is its three bedrooms, making it ideal for young families or accommodating guests. These bedrooms are served by a family bathroom. Beyond its splendid location, Brambridge House offers a refined living experience within the development, combining historical allure with contemporary comfort.

Approximate Area = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



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		48
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Charters Estate Agents Limited. REF: 1060344



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 second-floor apartment
- Grade II Listed building
- Idyllic setting on 14 acres
- Sympathetically refurbished throughout
- Character features
- Garage in a block

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

£450,000

TENURE

Share of Freehold

Unexpired Years: 90

Annual Ground Rent: £0

Ground Rent Increase: £0

Ground Rent Review Period: Annually

Annual Service: £3,000 (approx.)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.