

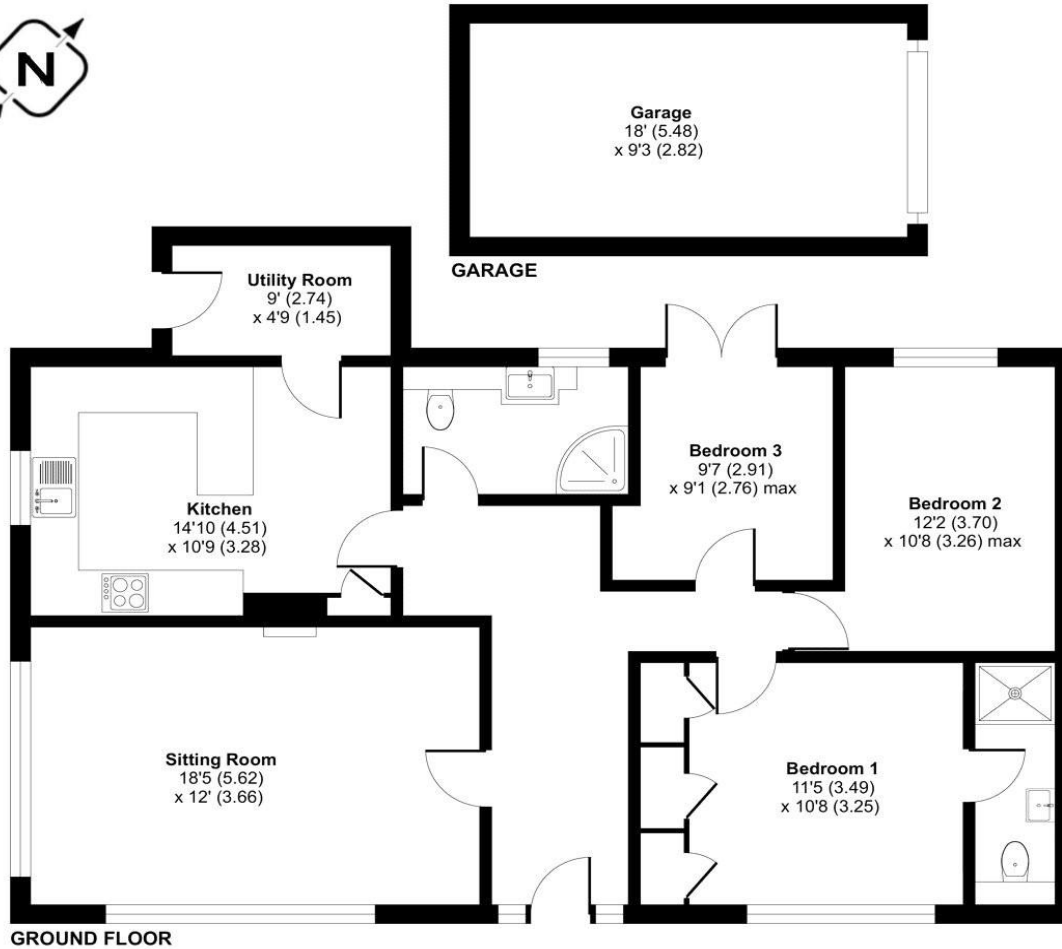


Wood Lane, Bramdean, Alresford, Hampshire, SO24 0JW



ACCOMMODATION

This contemporary detached bungalow is ideally situated in the centre of Bramdean, a highly sought-after village just ten minutes southeast of Alresford. Boasting a bright and airy ambience, this property seamlessly combines modern living with excellent decorative condition. As you enter the property you are welcomed by a warm and spacious entrance hall, setting the tone for the entire residence. The generously sized living room features an open fireplace and elegant shuttered windows, creating a cosy and inviting atmosphere. The kitchen/dining room is well-designed and features a range of kitchen units, ample work surfaces, and a convenient breakfast bar to make sure you can soak up the stunning view over the fields to the rear. The property boasts three bedrooms, each with its unique charm. The principal bedroom includes built-in wardrobes and a newly fitted modern ensuite shower room, the second bedroom offers a garden view, and the third bedroom/study provides access to the garden through French doors. The family bathroom is conveniently located to serve the needs of the residents and has been refurbished throughout. An attractive outdoor space has a well-maintained lawn, garden shed, and stepping stones leading to a charming summer house. The patio is a delightful suntrap with the summer sun bathing this area from midday until sunset. The garden overlooks a serene field and features a pond and seating terrace, creating a tranquil retreat. There is ample parking space for several cars, complemented by a garage for added convenience. The property is offered for sale with the benefit of no onward chain, facilitating a seamless transition for potential buyers. We invite you to explore this exceptional bungalow that seamlessly blends modern comfort with a tranquil setting.



Approximate Area = 1025 sq ft / 95.2 sq m
 Garage = 166 sq ft / 15.4 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1251 sq ft / 116.1 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		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1097102



SITUATION

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. It is only four miles to the south of Alresford, a charming Georgian town sporting a plethora of fine colour-washed homes and an extensive range of boutiques and specialist shops retailing such items as antiques, gifts, food and clothing.



SPECIFICATION

- Sought after village location
- Stunning rural views
- Beautifully presented throughout
- Backs onto fields
- Northwest-facing rear garden
- Three bedrooms
- Utility room
- Two shower rooms
- Garage and ample off-road parking
- No onward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

ASKING PRICE

£695,000

TENURE

Freehold

AGENT NOTES

Private drainage, awaiting Environmental Agency
Compliance Certificate.
Oil-fired central heating