



At home in Bramdean

Bramdean Cottage

BRAMDEAN, ALRESFORD, HAMPSHIRE, SO24 0LW

Offers in Excess of £1,000,000

- Substantial and Charming Period Home in Village Centre
- Attractive National Park Location
- Plenty of Versatile Living Space
- 4 Bedrooms and 4 Reception Rooms
- Secluded Garden and Good Parking
- Country Walks and Good Pub Nearby
- Grade II Listed

Nestled in the heart of this sought-after village, Bramdean Cottage is a substantial period home brimming with charm and character. Ideally positioned within easy reach of Winchester and Alresford, this enchanting residence offers an abundance of versatile living space, making it a perfect family retreat. Surrounded by the rolling countryside of the South Downs National Park, it provides the ideal setting for scenic country walks, while the much-loved village pub, The Fox, is just a short stroll away.

Steeped in history, Bramdean Cottage holds a fascinating past, having played a role in the Battle of Cheriton during the Civil War. The property is approached through an elegant five-bar gate, leading to a sweeping circular driveway that sets the tone for the grandeur within.

Step inside, and you are welcomed by a charming entrance hall with original brick flooring, evoking a sense of timeless appeal. To the right, a characterful study leads into a cosy family room with warm wooden flooring, seamlessly connecting to a light-filled conservatory—perfect for enjoying the garden views year-round. A door off the hall opens to a traditional cellar, while a staircase leads to the upper floors.





The beautifully proportioned sitting room is a haven of comfort, featuring an inviting open fire and a striking bay window that floods the space with natural light. The heart of the home, the bespoke kitchen, is a delightful blend of style and practicality, with elegant Italian marble worktops, a comprehensive range of units and drawers, and high-quality integrated appliances. Flowing effortlessly into an adjoining space with a breakfast bar and additional storage, it is ideal for modern family living. Beyond the kitchen, the charming dining room provides a wonderful setting for entertaining, with direct access to the garden, while a well-equipped utility room offers added convenience.

Upstairs, the first floor boasts four generously sized double bedrooms, each offering a peaceful retreat with charming views of the surrounding village and gardens. Two well-appointed bath and shower rooms provide comfort and convenience, thoughtfully designed to complement the character of the home.

The property is set back from the road behind a neatly trimmed hedge, ensuring both privacy and curb appeal. A spacious driveway leads to a handsome double timber garage, offering ample parking and storage. To the side of the house, a charming pathway guides you to the beautifully maintained rear garden—a true sanctuary of greenery.

At the rear, a large stone terrace extends from the house, creating a perfect space for outdoor entertaining or relaxing with a morning coffee. Steps lead up to the expansive lawned garden, which is enclosed by a characterful brick wall and fencing, providing a secure and private outdoor haven. Whether enjoying al fresco dining, gardening, or simply unwinding in the fresh countryside air, this delightful outdoor space offers something for everyone.



SERVICES

Mains water and electricity connected.
Oil fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

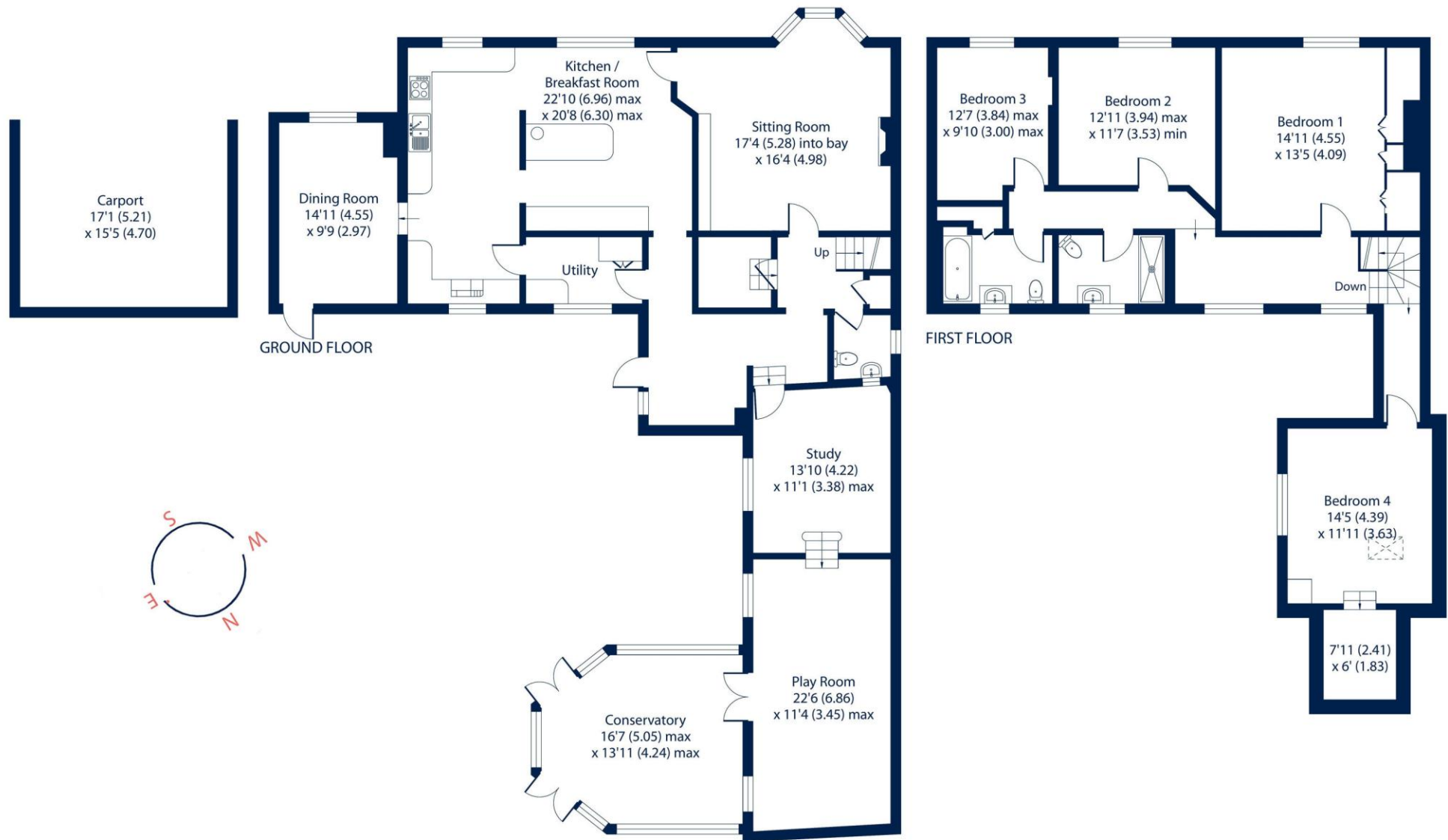
Bramdean is located within the attractive South Downs National Park. This is an extremely popular part of Hampshire with charming villages, beautiful rolling countryside and easy access to major roads and rail access to London. The nearby Georgian market town of Alresford is just five minutes drive from Bramdean Cottage and offers day-to-day shopping and local amenities. Bramdean Cottage itself is located half way between Petersfield and Winchester which offer an extensive range of shops and restaurants and direct train links to London and connections to many private and mainstream schools (school transport collection point is 3 minutes away).



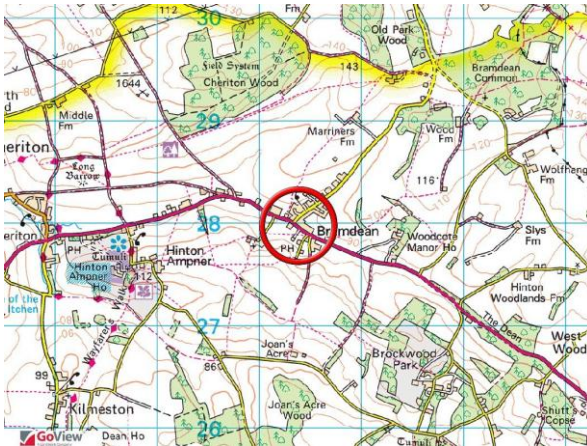
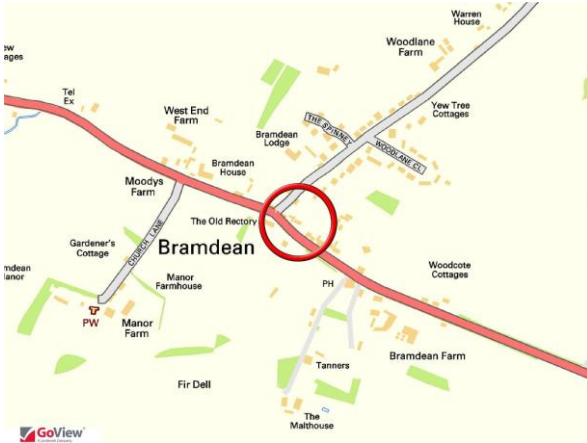
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Approximate Area = 2905 sq ft / 269.9 sq m (excludes carport)

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 Hamptons. REF: 1028828



DIRECTIONS

From the centre of Alresford, proceed east along East Street and continue through the village of Bishops Sutton to the roundabout with the A31 (Winchester to Alton road). Take the 2nd exit onto Old Park Road (sign posted Bramdean) and continue over Bramdean Common and into the village. At the junction by the garage, turn left onto the A272. Bramdean Cottage will be found approximately 75m on the left hand side.

///What3words location reference: lists.charities.relegate

EPC Exempt – Grade II Listed

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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