



Apple Tree Cottage Copes Lane, Bramshill

McCarthy
Holden



Apple Tree Cottage Copes Lane

Bramshill,

A delightful four bedroom, three bathroom detached home in a charming North Hampshire countryside setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Countryside Views
- Gated Driveway Parking
- Four Double Bedrooms
- Modern Kitchen & Three Reception Rooms
- En-Suite to Main Bedroom
- On a Quiet Country Lane in a Rural Location



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A delightful four bedroom, three bathroom detached home in a charming North Hampshire countryside setting.

Stepping inside, you are greeted by a spacious entrance hall with access to three reception rooms and a modern kitchen with utility room as well as downstairs bathroom. To the right is a spacious dining room with feature fireplace, at the rear there is a living room with double doors out to the patio and a gas fired coal effect fireplace. The kitchen is adjacent to the living room and has a range of integrated appliances (including a range cooker), modern shaker style cabinetry and granite work tops. There is also a utility room off the kitchen with side door to the garden.

First floor accommodation consists of four generously proportioned double bedrooms and two bathrooms. The main bedroom is rear aspect and benefits from a modern en-suite shower room, the remaining bedrooms are all double rooms (with bedroom four currently in use as a study) and there is a separate family bathroom.

Moving outdoors, the property offers a well designed rear garden with patio space immediately off the living room. The garden consists of an area of lawn surrounded by mature plants, trees and shrubs. There is also a greenhouse with attached garden shed.

The driveway is paved with gated access and there is also a generous attached garage with rear garden access door, leading to separate store with part boarded loft and access to rear garden.

The property also benefits from recently fitted solar panels to front and rear elevations as well as battery storage.

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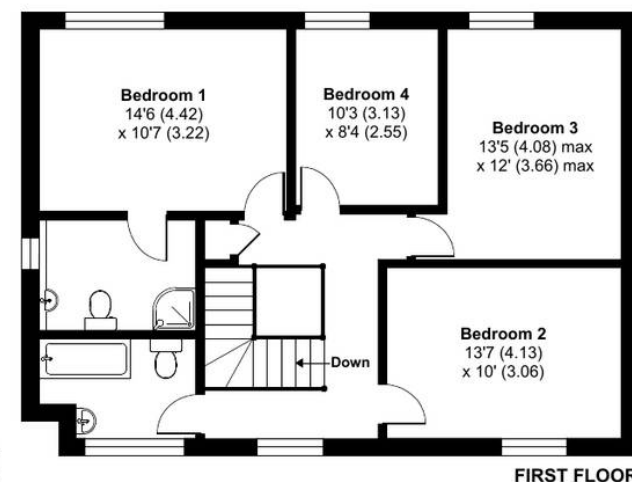
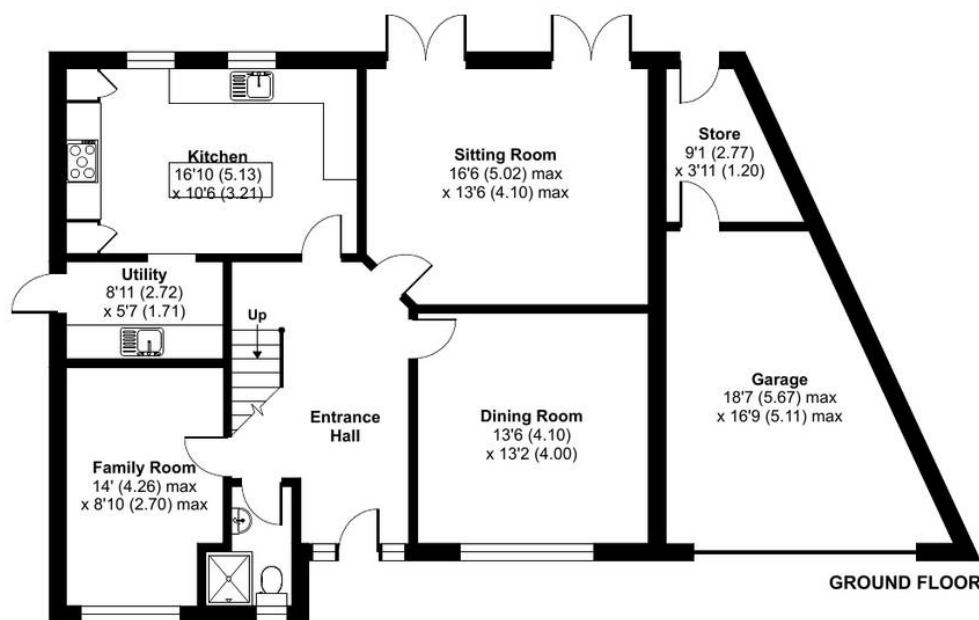
Copes Lane, Bramshill, Hook, RG27

Approximate Area = 1805 sq ft / 167.7 sq m

Garage / Store = 289 sq ft / 26.8 sq m

Total = 2094 sq ft / 194.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for McCarthy Holden. REF: 1354736

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