

Cufaude Manor, Cufaude Lane, Bramley, Basingstoke, RG26 5DN



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An attractive and recently refurbished Grade II Listed six bedroom country house set in beautiful grounds.

Summary of accommodation

Ground Floor Entrance hallway | Drawing room | Sitting room | Dining room
Family kitchen | Snug | Utility

First Floor Principal bedroom with en suite bathroom | Two further bedrooms with ensuite shower rooms | Two further double bedrooms | Family bathroom

Integral Annexe/Cottage Sitting room | Kitchen | Bedroom | Bathroom

Outside Pool Barn with studio room and shower | Double Car Port | Formal gardens with paddock and kitchen garden | Swimming pool

In all about 3.19 acres

Distances

Basingstoke 5 miles | Reading 13 miles | Newbury 16 miles | M3 (J6) 6 miles
M4 (J11) 13 miles | Waterloo via Basingstoke from 45 minutes | Paddington via Reading from 30 minutes.

(All distances and times are approximate).





Situation

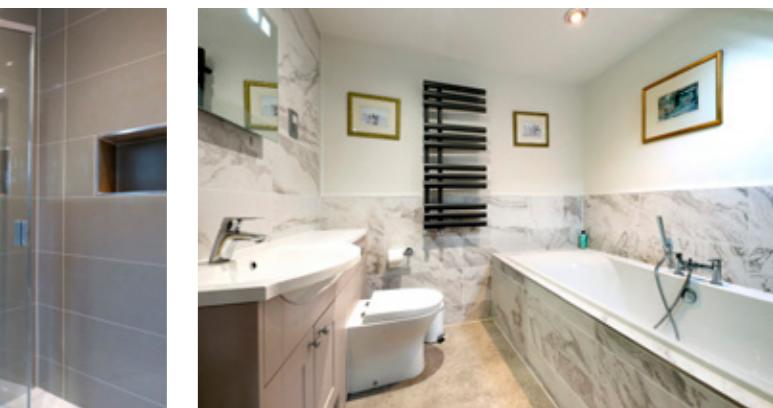
Situated in a rural location approximately 1.5 miles to the south of Bramley. Bramley is an active village with a shop/post office, bakery, church, public house, primary school and railway station.

The nearby towns of Basingstoke and Reading provide a wider range of shopping and recreational facilities. There are many good independent schools within daily driving distance which include Daneshill, St Neots, Cheam and Elstree as well as the many renowned Reading schools. Communications are first class with easy access to the M3 and M4. A branch line station at Bramley has connecting services to Reading and Basingstoke from where there are regular rail services to Paddington and Waterloo respectively. Within the surrounding countryside are many footpaths and bridleways.

The Property

Within the property is an integral one bedroom cottage with a sitting room, kitchen and bathroom. There is a former entrance back into the main house (not currently in use) that could be reopened for every day use.

Cufaude House is a Grade II listed farmhouse, thought to date from the 18th-century that has been recently refurbished and extended by the current owners. There are many original features throughout the house including exposed oak-timbers and open fires. The house offers excellent accommodation with well-proportioned reception rooms and a family kitchen room that opens to a snug overlooking the garden. There are five bedrooms, three with en suite bathrooms and the other two being served by a family bathroom.



Gardens and grounds

The property is set behind electric wooden gates leading to a tree lined drive and onto a large turning circle and parking area with an open car port and machinery stores. Within the garden is a fantastic party barn/pool house (with bi fold doors onto the garden), kitchenette and changing area for the swimming pool. The gardens are a particular feature of the property, with mature hedging, lawns and a fully stocked kitchen garden.

There is a terrace adjacent to the family room as well as a decking area bordering the pond. The formal gardens are surrounded by areas of grassland and to the north, a rectangular raised moated area, which is a protected historic monument believed to be the site of the original Cufaude Manor which was destroyed during the English Civil War.



Property information

Services: Private Drainage (Klargester), Oil Fired Heating, Mains Electric & Water.

Local authority: Basingstoke & Deane Borough Council

Council Tax: Band G

Tenure: Freehold

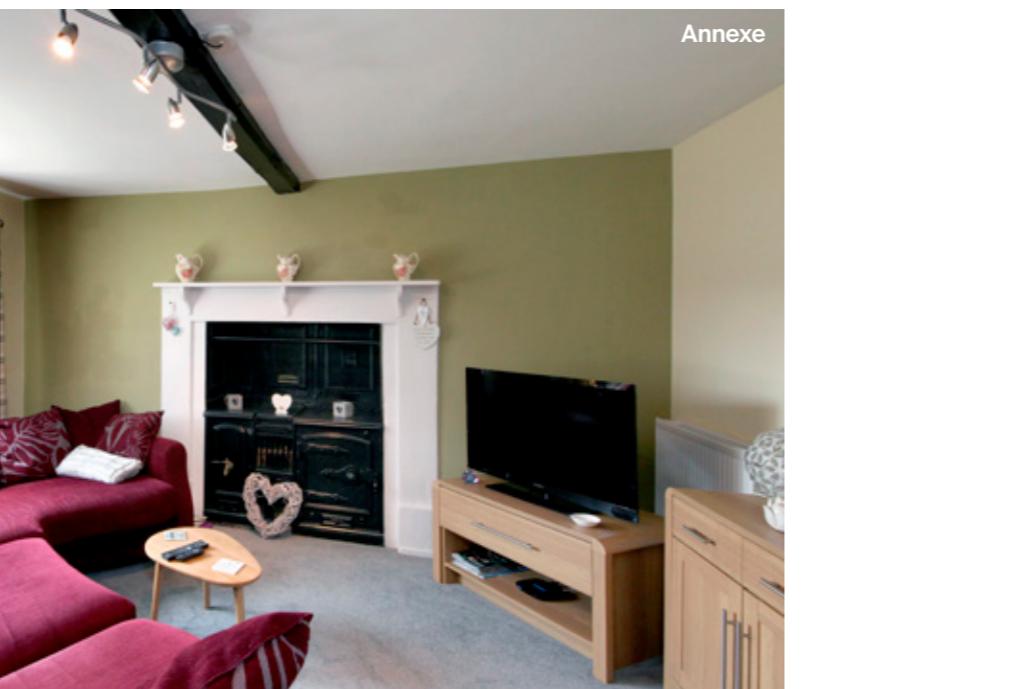
EPC: D

Postcode: RG26 5DN

What3Words: ///described.fixture.qualified

Viewings

By appointment through selling agents Knight Frank & Randalls Residential.



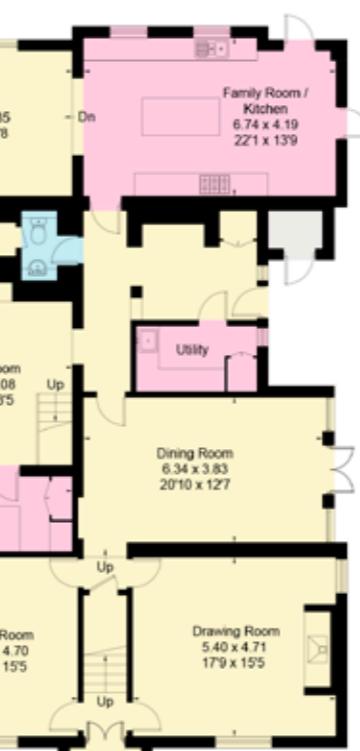
Annexe

Main House = 372.8 sq m / 4,013 sq ft

Outbuildings = 92.6 sq m / 997 sq ft

Total = 465.4 sq m / 5,010 sq ft (Including Garages / Excluding Void / Carport)

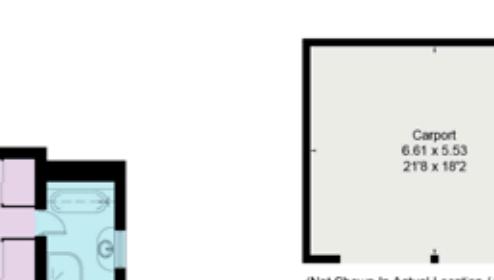
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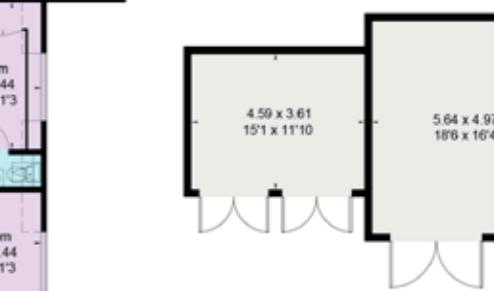
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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Basing View

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

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