

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

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**RANDALLS**  
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Frank**

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).



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## 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



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)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Basingstoke**

Matrix House

Basing View

Basingstoke

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I would be delighted to tell you more

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**Randalls Residential**

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