



Rectory Lane, Bramshott, Liphook, Hampshire
Price Guide £1,250,000 Freehold

1 REEDENS BUNGALOWS, RECTORY LANE, BRAMSHOTT, LIPHOOK, HAMPSHIRE. GU30 7QZ

Price Guide £1,250,000 Freehold

A most charming and individual home with substantial outbuildings, set on a secluded four acre semi-rural plot with an opportunity to substantially enlarge if desired.

The property nestles towards the front of its plot on Rectory Lane and is approached via a five bar gate over a block paved drive, where there is plenty of parking and a substantial car barn. To the side, the garden opens to lead to the further outbuildings consisting of a large four part stable block and a substantial detached garage/workshop. The outbuildings could be perfect for those wishing for equine use, hobbies, or useful storage. At present, the property consists of a kitchen/dining room, a living room, three bedrooms and two bathrooms. The majority of the accommodation is situated on the ground floor, with the largest bedroom and a bathroom on the first floor. The present owners commissioned plans for a complete and exciting overhaul and extension which would take the accommodation to approximately 2240 sq. ft in overall size. The new layout would allow for large rooms with several vantage points to enjoy the views across the land. There would be up to five bedrooms and three bathrooms, as well as a utility/boots room, a cosy snug and the centre piece kitchen/living/dining area which would measure to a fantastic 31'1 x 22'4 in size. We have compiled plans of the proposed property which are available in our online adverts or by individual request.

The overall plot measures just over four acres and is on relatively level ground, although the land does gently drop away towards the southern boundary. The grounds are fully enclosed by a tree lined perimeter fence. The garden area immediately surrounding the property is a pleasant size and has areas of lawn, flower beds and a number of small trees. There is a splendid under cover pergola, which sits between the property and the paddock.

- **Just over 4 acres of enclosed grounds**
- **Attached bungalow in semi-rural setting**
- **Close to A3 access and Liphook**
- **Open fronted car barn, stable block and garaging**
- **Option to substantially extend**
- **Additional vehicular access to the plot**
- **Currently 3 bedrooms, 2 bathrooms**
- **If proposed plans followed, 5 bedrooms, 3 bathrooms**

CG LIPHOOK

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Local Authority: East Hampshire District Council Tax Band D

Services: Mains Electricity, Water, Private Drainage.









SITUATION

Reedens is set at the Northerly end of Rectory Lane on the edge of the historic village of Bramshott. The property lies just north of the A3 and is just over two miles from Liphook village centre and is renowned for its many attractive cottages and the historic St Marys Church with its Canadian war graves. Liphook itself provides an excellent range of facilities which include a large Sainsbury's supermarket, many independent shops, and leisure and recreational facilities including the wonderful Living Room Cinema. There is also a fine selection of restaurants and pubs, whilst the mainline railway station at Liphook offers services to London and Portsmouth.

The property and grounds of Reedens are just metres from an extensive bridleway network where riders can head directly out and be assured not to encounter roads or vehicles for

many miles. There is also an abundance of beautiful countryside and woodland walks in the vicinity. It is easily achievable to continuously move through miles of National Trust land and the SDNP through Bramshott Common, Waggoners Wells and culminating on Ludshott Common.



DIRECTIONS

From Liphook village head along London road, crossing over the A3 bridge and take the left hand turning into Bramshott. Head along Church Road until the road becomes Rectory Lane. The road will bend to the right. Continue along Rectory Lane for just under one mile. Our property is the last on the right-hand side.

13th August 2024

Waggoners Wells - Walking distance


Liphook Station - 2 miles

Guildford - 16.7 miles

Petersfield 11.4 miles

Goodwood 19.2 miles

London Heathrow 39 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F		27	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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Approximate Gross Internal Area = 117.0 sq m / 1260 sq ft
Outbuildings = 143.3 sq m / 1542 sq ft
Approximate Gross Internal Area = 260.3 sq m / 2802 sq ft

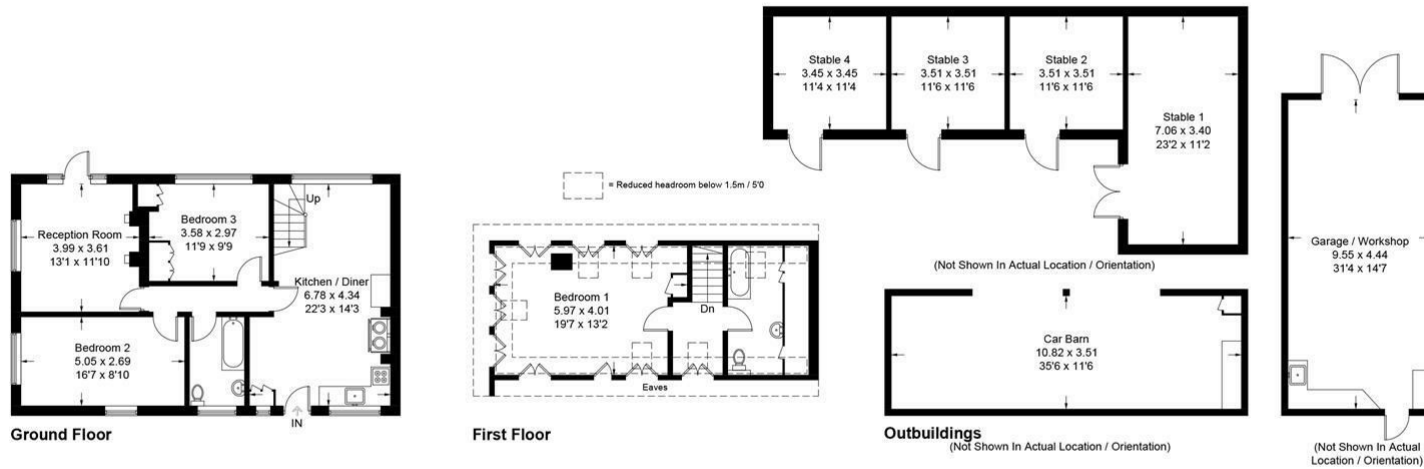


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100861)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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