



Ellis Winters Exclusive, welcomes you to Brampton and to Brampton Park House where high end developer Cambridge Square has brought this magnificent building to life. The development consists of 12 luxurious homes, 10 two storey and 2 single storey, set in 4 acres of beautifully landscaped gardens, 7 with their own private outdoor space and all with access to the communal grounds which include pathways, recently planted beehive topiaries and beautiful old trees that have seen this remarkable house through the best and worst of times.

Situated in the south west wing of Brampton Park House this property offers a wealth of restored original features including a magnificent original fireplace and ornate wall and ceiling moldings found within the grand open plan living space and kitchen. A central staircase leads to the first floor which offers a four piece suite family bathroom and three double bedrooms including a master suite comprising a dressing room and en suite shower room. Outside the property benefits from its own private garden.

Measurements
Total GIA: 173 m2 (1867 sq-ft)

Lounge/Dining/Kitchen Area
9.72m (31'10") max x 9.48m (31'1")

Bedroom 1
4.47m (14'7") x 3.31m (10'10")

Dressing Room
4.47m (14'7") x 2.00m (6'6")

En Suite Shower Room

Bedroom 2
4.82m (15'9") x 3.65m (11'11")

Bedroom 3
4.57m (14'11") x 2.75m (9')

Bathroom

Outside

The property benefits from its own private garden and two allocated parking spaces with one electric car charging point.

Agents Note

All room measurements have been taken from architect scaled drawings. Some further tweaks to accommodation might occur before the property is completed. Floor plans are not to scale. Some photos have been taken in other plots in this development.

Directions:

What three words:
BOOKSHELF.CUBIC.FURY

Further Info

Tenure: Freehold
Service Charge: £224.63pm
Service Charge Review Period: TBC
EPC Rating: TBC
Council Tax Band: TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£720,000

BRAMPTON PARK
BRAMPTON_PE28_4WF
HOUSE



PROPERTY SUMMARY

Ellis Winters Exclusive are delighted to introduce BRAMPTON PARK HOUSE. Situated in the south west wing of Brampton Park House this property offers a wealth of restored original features including a magnificent original fireplace and ornate wall and ceiling moldings found within the grand open plan living space and kitchen. A central staircase leads to the first floor which offers a four piece suite family bathroom and three double bedrooms including a master suite comprising a dressing room and en suite shower room. Outside the property benefits from its own private garden. FURTHER PROPERTIES AVAILABLE CALL NOW FOR BROCHURE AND MORE INFORMATION.

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