



BRAMSHILL

HAMPSHIRE, ENGLAND









# BRAMSHILL

## HAMPSHIRE • ENGLAND

*A Magnificent Grade I listed Jacobean mansion*

*One of England's great stately homes with potential for a number of alternative uses.*

Hartley Wintney - 3 miles • Ascot - 23 miles • Farnborough Airport - 10 miles • Blackbushe Airport - 6 miles  
Central London - 46 miles • Heathrow Airport - 30 miles  
(all distances are approximate)

With consents pending for conversion to a single residential property of 42,410 sqft (GIA)  
Former coach house with potential for conversion to provide 5,307 sqft (GIA)  
Nuffield Hall, a modern former assembly hall with potential for conversion to provide 9,257 sqft (GIA)

Formal Gardens • Walled Kitchen Garden • Deer Park

**In all approximately 92 acres (further land and properties available)**

For sale freehold

Viewings strictly by prior appointment only

[www.inst.knightfrank.com/view/bramshill](http://www.inst.knightfrank.com/view/bramshill)



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Your attention is drawn to the Important Notice on the last page of the brochure.



## **Bramshill - For Sale Freehold**

Bramshill, a Grade I listed Jacobean mansion, is one of the largest prodigy houses in England; it occupies a grand elevated position within an historic park with unique water gardens.

The property is offered for sale (existing) as a 43,002 ft<sup>2</sup> private mansion along with a former coach house (1,851 ft<sup>2</sup>) and assembly dining hall (18,974 ft<sup>2</sup>) and sits within about 92 acres of land including formal gardens and a park grazed by a resident herd of fallow deer.

Bramshill has most recently operated as a training centre and is now offered for sale with the benefit of consents pending to restore it to its former glory as a single family residence. The proposed plans will sensitively transform this spectacular property to create a wonderful home for modern living; including numerous dramatic rooms for entertaining on a grand scale together with a cinema, gym and wine cellar.

The location is highly accessible being within 10 miles of both the M4 and the M3 giving access to London, the national motorway network, Heathrow (30 miles) and Gatwick (53 miles) airports. Nearby Blackbushe and Farnborough airfields provide facilities for private jet use.



## Location and Communications

There can be few locations in England that combine the magnificent parkland setting, easy access to motorways, airports and London which Bramshill does.

Bramshill has a grand entrance – the approach from the south is along an avenue of mature trees within the park and across the River Hart via an ornate Grade I listed bridge and extends for over a mile to the Grade I listed mansion.

The mansion was built to be seen and sits prominently on a ridge enjoying expansive views across the Grade I listed historic parkland and the countryside beyond.

Hartley Wintney is a charming country village with a range of amenities and is just 3.5 miles to the south. The larger centres of Reading, Basingstoke and Camberley are easily accessible with a complete range of educational, retail and sporting facilities.

Communications to London and the national motorway network are excellent as well as Heathrow and Gatwick via the M3 (Junction 4A or 5) or M4 (J11), which are both less than 10 miles away. Regular rail services from Winchfield (4 miles), and Fleet (7 miles) both provide services into London's Waterloo in less than 50 minutes. Private jets and aircraft can land at Farnborough or Blackbushe Airports which are 10 and 5 miles respectively from the property.

## Directions

From the M4 junction 11, take the A33 towards Basingstoke and after 5 miles turn left onto The Causeway (B3011). Continue over the roundabout on the B3011 and the drive to Bramshill's main gates is on the left after 3 miles.

From the M3 junction 4a, take the A327 for 2 miles and take the first exit at the roundabout onto the A30 towards Hartley Wintney. After 4 miles (after Hartley Wintney Golf Club on the left) take the second exit at the second roundabout onto the B3011 and Bramshill's main gates will be on the right after 2 miles.







Wellington College is just 10 miles away at Crowthorne. Other renowned schools close to Bramshill include: Eton College (30 miles), Bradfield College (17.5 miles), Pangbourne College (19.7 miles) and Downe House (28.3 miles).



For equestrian pursuits there is nearby Wellington Riding, one of the UK's largest and most highly regarded equestrian centres which hosts regular competitions.



There are a number of popular country pubs and restaurants in the immediate area including The Wellington Arms and the Michelin starred L'Ortolan. The luxurious Four Seasons Hotel and Spa is located in nearby Dogmersfield.



Stratfield Saye House, home to the Duke of Wellington, is located close by. Along with its extensive grounds open to the public - Wellington Country Park, 350 acres of park land.



## Historical Note

Bramshill dates back to the Domesday Book of 1086 when the estate was held by Hugh de Port. In 1347 Sir Thomas Foxley, Constable of Windsor Castle, was granted permission to enclose 2,500 acres of land as a deer park at Bramshill and Hazeley. Sir Thomas was responsible for the construction of the noble mansion at Bramshill which has drawn comparisons with Windsor Castle.

The mansion then passed to the 11th Lord Zouche of Haringworth. Zouche needed a large country mansion to consolidate his position at Court and to make a statement that he was a force to be reckoned with. He reconstructed the house between 1605 and 1615.

Lord Zouche was a well-travelled and cultivated gentleman and it is to him that the creation of Bramshill House, largely as it appears today, is credited together with its walled gardens, maze and lake.

The Henley family bought the estate in 1640 and remained at Bramshill until 1699 when it was sold to Sir John Cope whose descendants remained at Bramshill for 236 years. The Cope's had a significant influence on both the fabric of the building, and its landscape. Much of what we know of the changes to the house and grounds over this period are described in a book published in 1883 by Sir William Cope, the main phases of internal change appear to be as follows:

- **1720.** Introduction of the mezzanine floor and Queen Anne Stairs.
- **1812.** Construction of the "Dark" corridor in the courtyard to allow independent access to the first floor rooms and improve internal circulation.
- **1850-90.** Incremental changes, mainly replacement of failing external fabric and re-organisation of the ground floor of the north wing. Introduction of bathrooms.
- **1920.** Removal of partitions and walls from the former billiard room and "Red" dining room to create the Morning room.

During the Second World War, the house was used by the Red Cross as a maternity home for evacuee mothers from Portsmouth, and afterwards as a home for the exiled King of Romania and his family.

Following its sale in the 1950's, Bramshill and its outbuildings has operated as a conference and training centre.

## The Mansion

Grade I listed and described by Historic England as ‘a great Jacobean palace,’ Bramshill is one of the largest houses of this period in England.

This grand mansion, of symmetrical proportions, is mostly of three storeys and has red brickwork with stone dressings, mullioned, transomed and sash windows under a single roof line with pierced stone balustrades.

The architecture is epitomised by the great porch frontispiece on the southwest side comprising a three-bay arcade with a central arch underneath three tiers of decorated pilasters and a central bow-fronted oriel. The porch is surmounted by a circle framing Prince of Wales feathers and crown.

The Principal rooms include the long gallery, the great drawing room, a chapel, drawing room, a dining room, staircase, bedrooms and entrance hall. The interiors are notable for their rich period decoration, featuring beautiful fireplaces, moulded plasterwork ceilings, joinery and period decoration that befit a grand mansion, built for the visit of King James.

On one side, the Mansion overlooks formal Grade I listed turreted walled gardens around a 100m long lawned forecourt. The other side provides spectacular views across the deer park and surrounding parkland.

The Grade II listed Coach House lies to the north west of the drive and originally provided stables and carriage housing for the mansion.

## The Proposal

Bramshill is offered with the benefit of planning consents pending for the conversion of this spectacular mansion back to its original use as a family residence, offering a unique opportunity to recreate an extraordinary home. In need of conversion from its former function, the plans propose extensive accommodation including multiple bedroom suites and impressive reception rooms, as well as restoration of the Chapel. Nuffield Hall is a substantial former assembly

hall approximately 9,257 sq ft (based on proposed floorplans) and provides versatile outbuilding space with potential for a variety of uses including suitably impressive storage for classic cars or other collections, or home office space; offering the capacity for a truly unique home. Accommodation is arranged from basement to second floor with a mezzanine level between ground and first. These plans offer a rare opportunity to live in a mansion that was designed to be fit for a King and entertain your guests in a thoroughly unique setting.

|                                    | Existing Area<br>ft <sup>2</sup> (GIA) | Proposed Gross<br>Internal Area<br>ft <sup>2</sup> (GIA) | Proposed Net<br>Sales Area<br>ft <sup>2</sup> (NSA) | No.<br>Beds |
|------------------------------------|--|--|---|-------------|
| <b>Mansion</b>                     | 43,002                                 | 42,410   | 41,786  | 22          |
| <b>Coach House - Single Resi</b>   | 1,851                                  | 5,307  | 4,908   |             |
| <b>Nuffield Hall - Single Resi</b> | 18,974                                 | 9,257  |   |             |













## Gardens and Grounds

The parkland and grounds at Bramshill extend to approximately 92 acres in total and comprise formal and informal areas.

Bramshill is framed to the north by a formal 17th Century walled garden. To the north west of the Mansion is a walled kitchen garden and to the south and east is a Grade II\* listed park of medieval origin which extends beyond Bramshill's boundaries where white fallow deer graze.





## Historic Landscapes

The grounds were developed by Lord Zouche between 1605 and 1625. The 1.2 km-long tree-lined approach from the south west has a major embankment approaching the forecourt in front of the spectacular south west front. The embankment allowed long views across the parkland on either side, the land to the south was re-established as a deer park in the twentieth century.

To the north west of the forecourt the Grade II listed walled kitchen garden lies on a steep slope. There are four walled gardens to the north of the mansion which are all Grade I listed structures.

The ridge-top setting provides many attractive views across the gardens and surrounding countryside.

## Planning Summary

In planning use terms, Bramshill is considered to be a residential institutional use falling within Class C2 of the Town and Country Planning (Use Classes) Order 1986 (as amended).

Planning consents are pending for the restoration of the mansion and its outbuildings to accommodate a single family residence. Consultation with Historic England informed the development of the proposals and it was agreed that a single family home would be the most sensitive use from a heritage point of view. This would revert the building back to its original and intended use.

## Statutory Designations

- Grade I listed Mansion
- Grade I listed garden walls and gateways to the north of the Mansion
- Grade I listed walls and turrets south of the Mansion
- Grade II listed Coach House
- Grade II listed walls and gate piers to the west of the Mansion
- The parkland within Bramshill is part of a Grade I Registered Historic Park

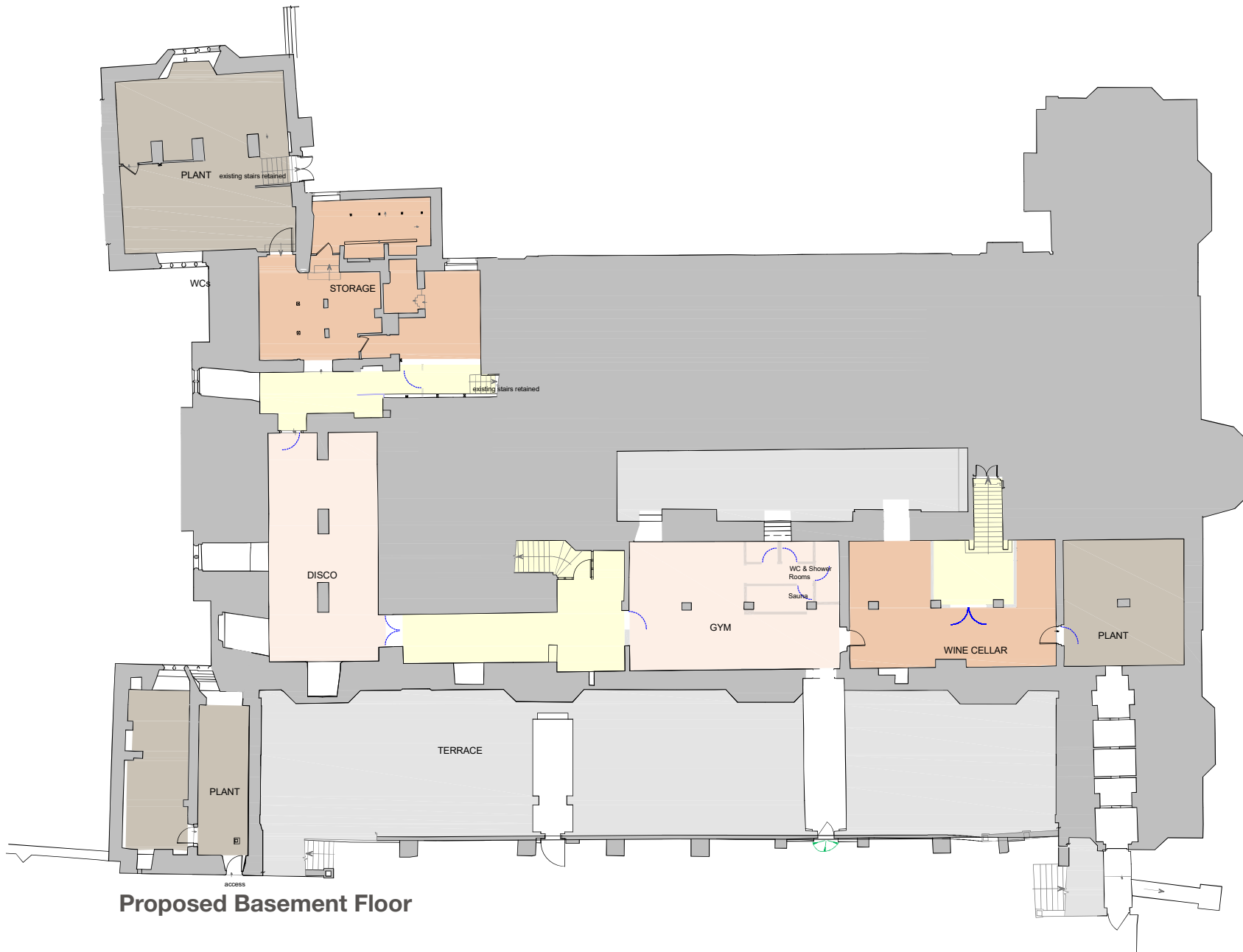
## Legal

Refer to website for the legal summary of the property.

## Title

The freehold title to Bramshill is registered with title absolute at the Land Registry under title number HP634418.

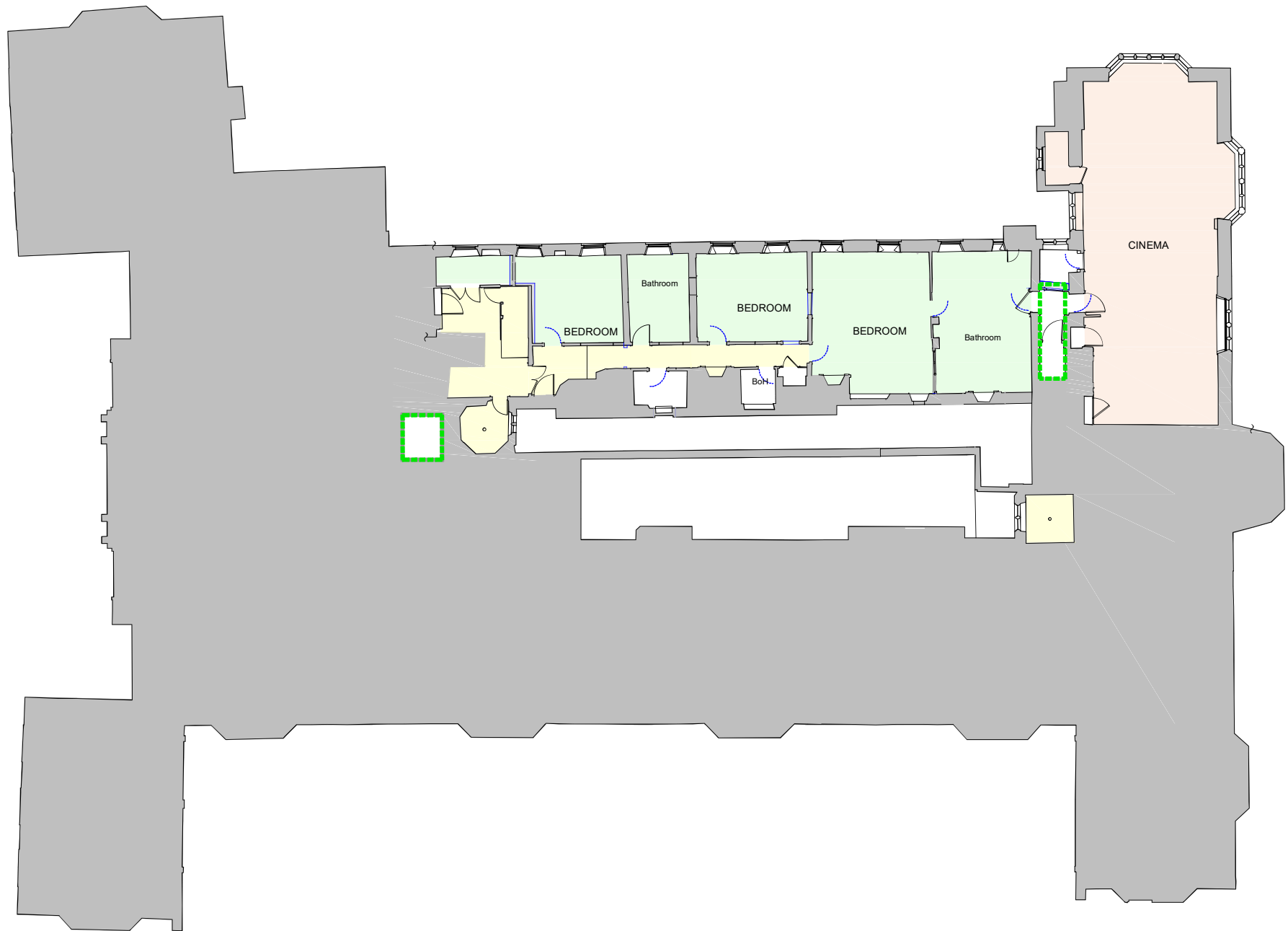




**Proposed Basement Floor**



Proposed Ground Floor



Proposed Mezzanine Floor



Proposed First Floor

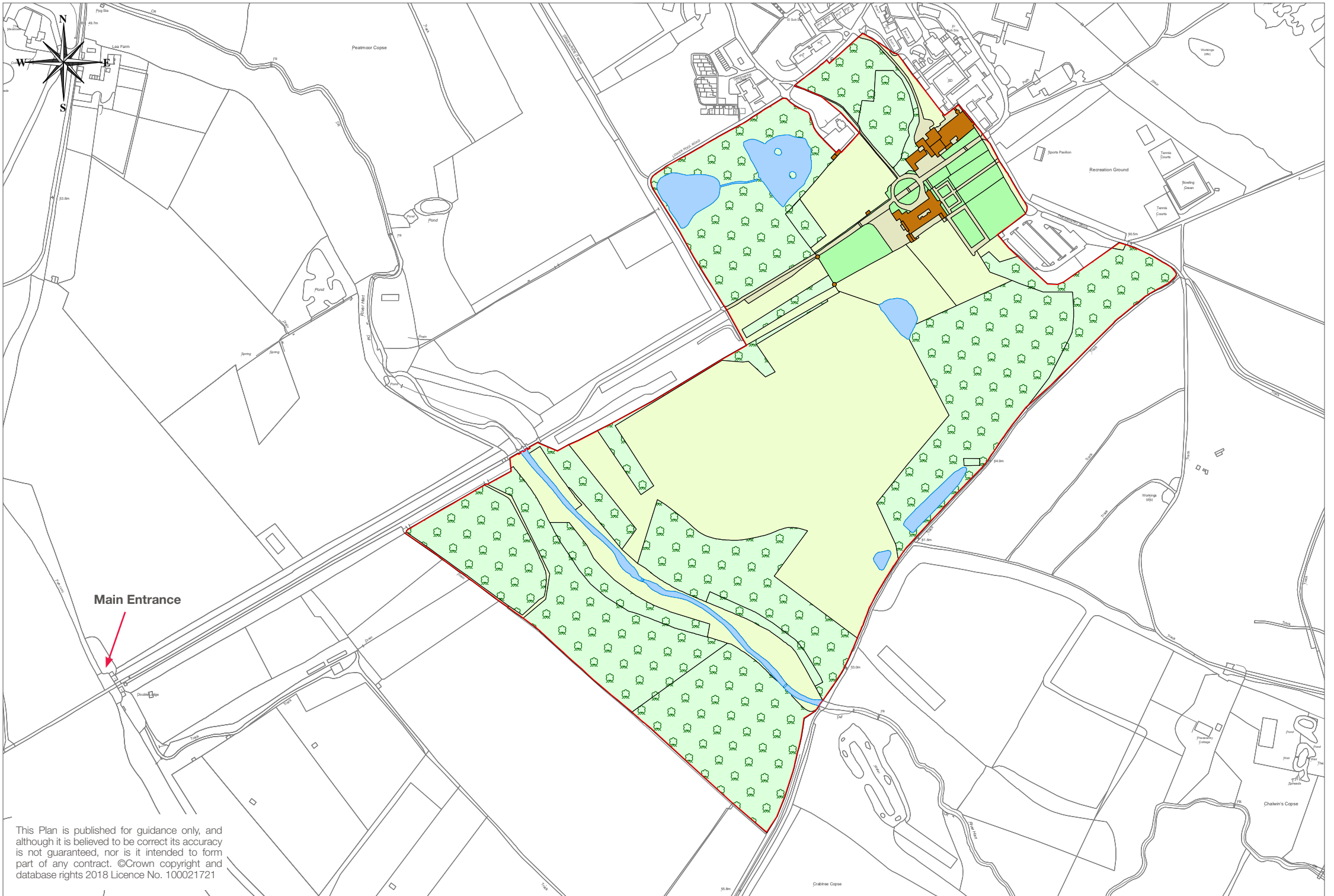


Proposed Second Floor









Main Entrance

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## General Remarks and Stipulations

### Main Entrance

Bramshill, Hook, Hampshire RG27 8ND

### Contents, Fixtures and Fittings

Please see the dedicated website for further details on arrangements relating to the above.

### Plans, Areas and Schedules

The site plans are based on Ordnance Survey and are for reference only. The floor plans have been prepared from the Vendor's records, all plans have been checked by the Vendor's agents. However, due to some areas being unavailable for internal inspection their accuracy cannot be guaranteed. The purchaser shall be deemed to be satisfied as to the extent of the property through their own inspection/investigation. Any error or mis-statement within these particulars or other information provided shall not annul the sale nor entitle either party to compensation in respect thereof.

### Easements, Wayleaves and Rights of Way

The property is offered subject to and with the benefit of all wayleaves, easements and other rights of way, whether these are specifically referred to or not.

See legal summary on the dedicated website for further information.

### Viewings

Viewings are strictly by prior appointment only with Knight Frank. Please contact James Crawford or Emma Cleugh on +44 (0) 20 7861 1065 or +44 (0) 20 7861 5433.



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