



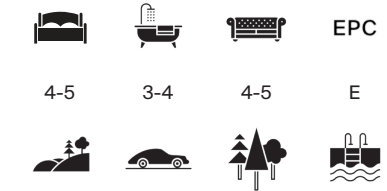
BRAMBLETYE

GU35



A SUBSTANTIAL COUNTRY HOUSE IN A PRIVATE SETTING

Brambletye is a well-proportioned family house, of modern construction, sitting in mature and private grounds on the edge of the hamlet of Arford in the prime East Hampshire countryside.



4-5 3-4 4-5 E

Local Authority: East Hampshire District Council

Council Tax band: G

Tenure: Freehold

Price Type: £2,000,000



ELEGANT LIVING WITH AL FRESCO DINING & VIEWS

The principal living space at Brambletye is centred on the drawing room, dining room, and kitchen-generously proportioned rooms with doors opening onto the elevated sun terraces, offering superb views over the swimming pool and surrounding countryside, complete with a stylish al fresco dining area.



FLEXIBLE LIVING SPACES WITH EXCEPTIONAL AMBIENCE

A standout feature of Brambletye is the flexibility of its accommodation. The raised ground floor comprises the principal living spaces and bedrooms, while the lower ground floor offers additional bedrooms, a sitting/games room, and a study -providing ample adaptable space for everyday living and entertaining. Throughout, the house benefits from a warm, welcoming ambience and an exceptional sense of atmosphere.



EXQUISITE GROUNDS WITH GUEST ANNEXE & POOL

Brambletye is accessed via a private driveway, winding up through the private grounds and woodland to a turning area providing parking for numerous cars. The detached garage building sits opposite the principal house, which, with its guest annexe above, provides wonderful overspill accommodation for a longer-term visiting family or staff as required.

The remaining grounds are mainly laid to lawn but offer some beautiful mature specimen trees, with the gardens of the immediate curtilage being deer-fenced.

Another real highlight of the grounds is the swimming pool, which, with its private position just off the principal house and sheltered by hedging, making for a wonderful sun trap and entertaining space during the summer months.





Brambletye, The Hanger, Headley, Bordon, GU35 8SQ

Approximate Gross Internal Area = 325.7 sq m / 3506 sq ft
 Outbuildings = 136.1 sq m / 1465 sq ft
 (Including Garages)
 Total = 461.8 sq m / 4971 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239474)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Russell Grieve
014 28 770 562
russell.grieve@knightfrank.com

Knight Frank Haslemere
1 West Street, Haslemere
GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.