



Flat 14, Brambridge House, Eastleigh  
Guide Price £375,000 | Leashold with share of Freehold | 2 Bedrooms | 14 acres communal gardens | Garage

## CONTACT

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**Substantial 2 Bedroom Flat | Brambridge House | Eastleigh**  
**Leasehold and share of Freehold | Garage | Modern Kitchen Dining Room**



**INTRODUCTION**

**GUIDE PRICE £375,000**



A rare and exciting opportunity to own a spacious two-bedroom basement apartment within the sought-after, Grade II listed Brambridge House – a stunning Georgian estate in Eastleigh.

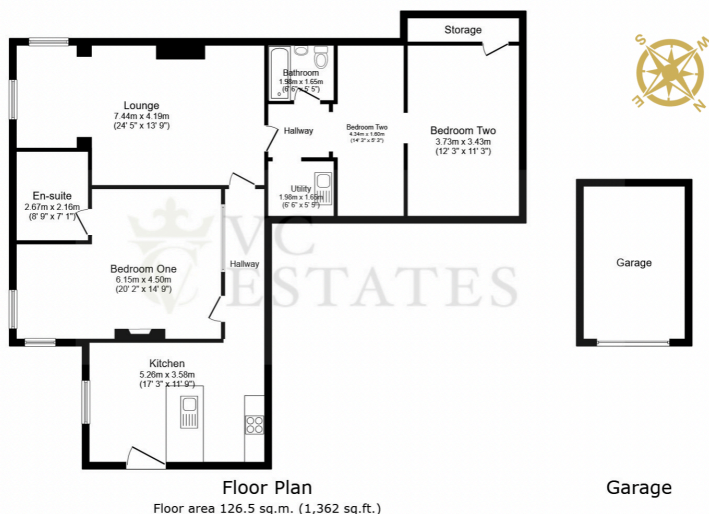
Positioned in the peaceful enclave of Brambridge, this characterful apartment offers a unique blend of historic charm and modern comfort. Set within the elegant grounds of Brambridge House, Flat 14, enjoys a tranquil yet sociable setting, surrounded by 14 acres of beautifully maintained communal gardens and green space.

**KEY FEATURES**

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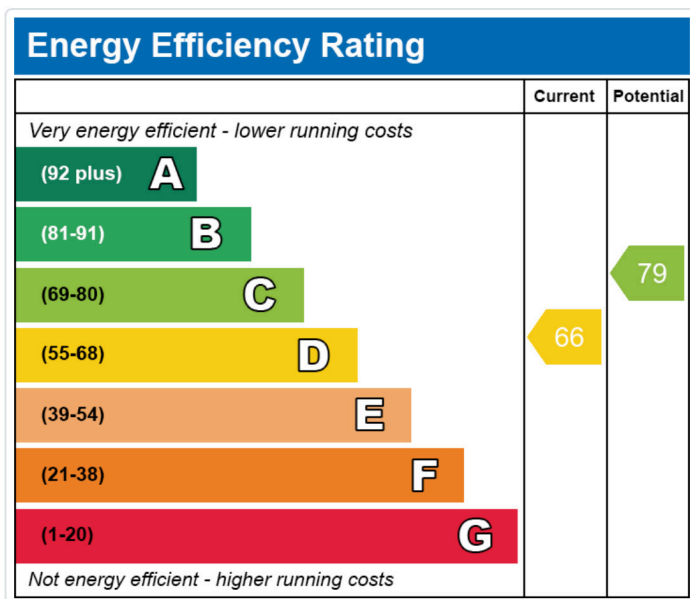
- Charming 2 Bedroom Basement Apartment with private entrance
- Grade II Listed Georgian Building
- 992 years remaining on lease and share of the freehold
- Secondary glazing throughout
- Modern kitchen dining room
- Substantial dual aspect principal bedroom with en-suite
- Access to fourteen acres of landscaped communal grounds
- Allocated parking and garage in block
- No forward chain





Total floor area: 126.5 sq.m. (1,362 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



## AREA INFORMATION: BRAMBRIDGE HOUSE, EASTLEIGH

Tucked away on the edge of Eastleigh, Brambridge is a hidden gem – a peaceful, residential area that offers the perfect balance of seclusion and nearby convenience. Surrounded by green space and just a short drive from neighbouring villages and local amenities, it's ideal for those looking for a calm, community-focused lifestyle whilst being close to transport links, shops, and schools.

At the heart of the area lies Brambridge House, an impressive Grade II listed Georgian estate that has been thoughtfully converted into unique apartments. Rich in architectural detail and period charm, Brambridge House is set within 14 acres of beautifully landscaped communal grounds, including riverside walks along the Itchen, mature gardens, an allotment, children's play area, and a peaceful mown lawn—offering a rare sense of space and tranquillity.

Residents here enjoy the luxury of countryside-style living with the practicality of Eastleigh and Winchester town centre, Southampton Airport, and M3/M27 links just a short drive away. With its sense of history, community, and green open space, Brambridge is a truly special place to call home.

## KEY INFORMATION

- Local Authority: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: D - 66
- Catchment School: Otterbourne Primary School
- Catchment Secondary School: Kings School, Winchester
- Windows: Sash Windows with Secondary Double Glazing
- Heating: Electric Heating
- Strictly No Pets
- Parking: Allocated and guest parking
- Viewing: By Appointment Only





## DISCLAIMER

All dimensions and measurements provided are approximate and intended solely as a general guide. VC Estates has not tested any fixtures, fittings, or appliances mentioned within these particulars, and therefore cannot confirm their functionality or condition. Prospective purchasers are encouraged to liaise with the relevant local authority to verify council tax bands and associated charges.

Images included in these particulars are for illustrative purposes only and should not be assumed to reflect items included in the sale. While every effort has been made to ensure accuracy, the information provided does not form part of any offer or contractual agreement. VC Estates strongly advises that solicitors thoroughly review all details—particularly property boundaries, and the results of local authority searches—during pre-contract enquiries as part of the due diligence process.

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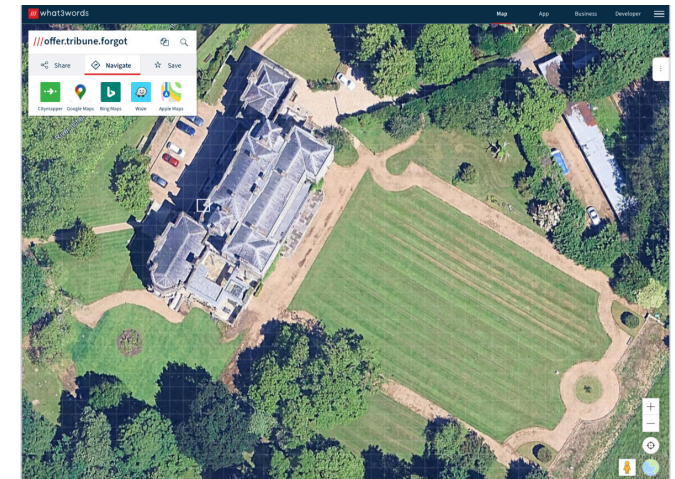
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