



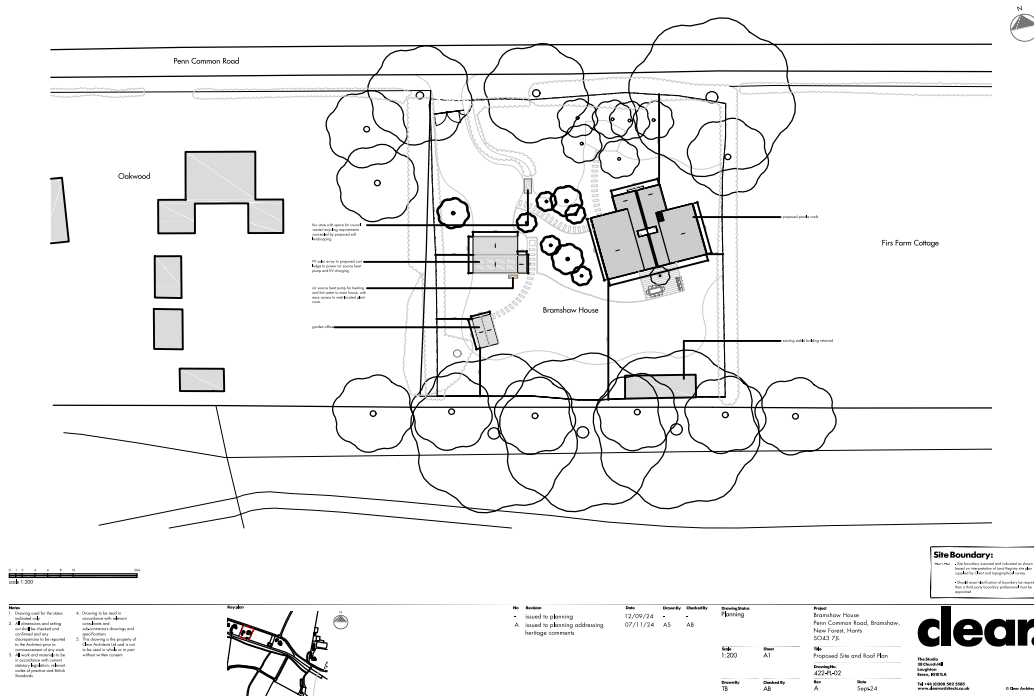
**Bramshaw House** *Penn Common, Bramshaw, SO43 7JL*

**SPENCERS**  
ROMSEY









## The Property

The existing property comprises a detached, brick-built bungalow in need of complete refurbishment. The existing dwelling may also offer potential for enlargement (subject to the necessary planning consents being granted).

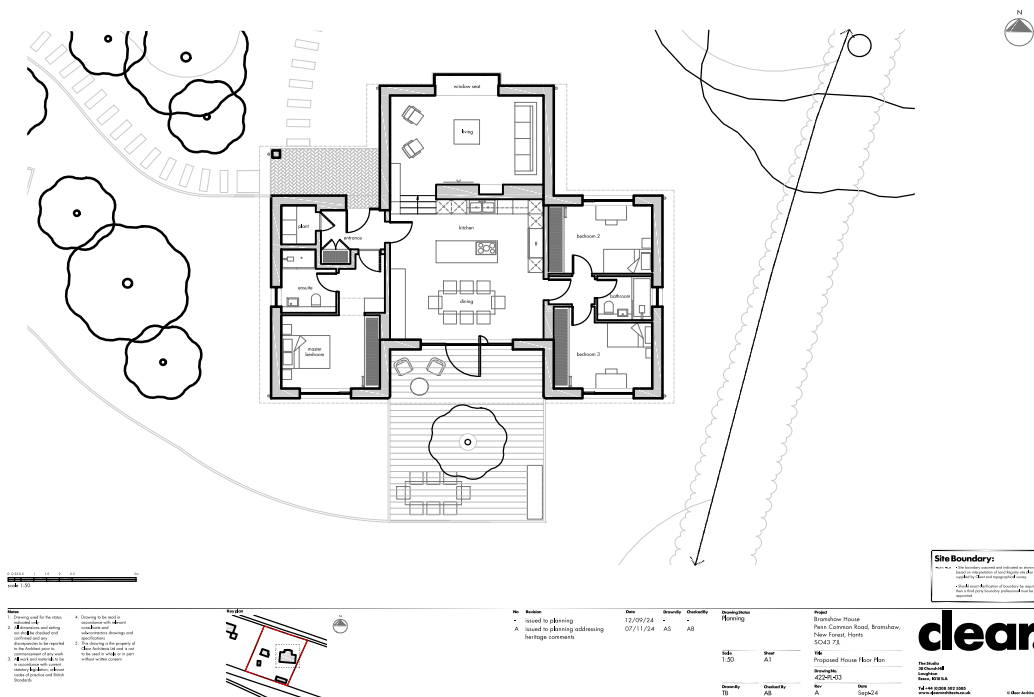
Designed to blend within its natural surroundings, the proposed new build design centres around a central living space featuring a spacious sitting room with window seat and a striking kitchen/dining room that will feature an extensive range of modern units, built-in appliances, a complementing island unit and space for a large dining table and chairs. From the dining area, windows and a door will overlook and open onto a generous terrace.

Elegant, symmetrical side wings house the bedroom and bathroom accommodation. These areas have been cleverly designed to frame the central space, while a double-vaulted ceiling enhances the sense of light and volume. The principal bedroom suite will occupy one of the wings, while the two remaining double bedrooms and family bathroom will form the other.

The curving roof profile of the side-wings would meet the steeply pitched gable roof of the central range, to create an original and interesting architectural statement forming a vaulted roof for the principal living spaces. This would be enlivened by the use of reclaimed local brick and the use of decorative brick detailing to add distinction and quality of design to this part of the Conservation Area and complement aspects of other properties in the area.

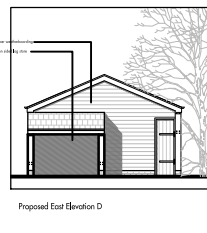
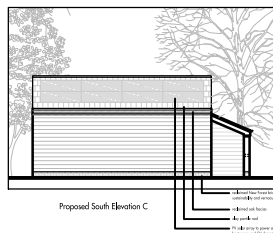
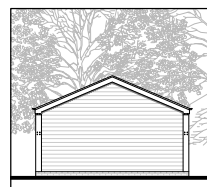
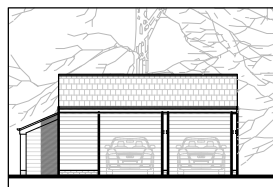
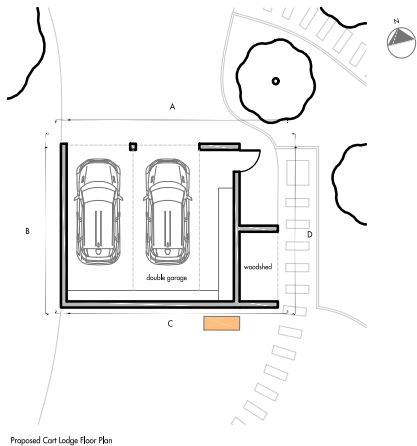
**Application Reference Number: 24/01096FULL**

Please note: The approved plans could be adapted to suit personal requirements (subject to the relevant consents being granted).



## Property Video

Point your camera at the QR code



## Outside

Double gates open onto a sweeping driveway leading directly to an area of off-road parking and where the double garage will stand. The garage will feature an array of photovoltaic solar roof panels powering both the air source heat pump and EV charging point.

Set behind the garage, there is permission for a stylish home office/garden studio while an existing, large stable outbuilding adjoins the rear boundary.

The property is set is a beautiful level plot extending to approximately 0.6 acres, adjoining private woodland to the rear and open forest to the front.

## Location

Bramshaw is one of the most attractive New Forest villages, providing an excellent range of facilities, including a village hall, church, village shop, two country public houses, a hotel, restaurants, garage and the renowned Bramshaw Golf Club with two 18-hole courses.

The area is renowned for its excellent schools including Chafyn Grove, Salisbury Cathedral School and Godolphin in Salisbury, whilst there is also The Gregg and King Edward School at Southampton; Hampshire Collegiate at Embley Park, Winchester College and St Swithuns.

Bramshaw is also well placed for access to local towns and cities including Romsey (7 miles), Salisbury (13 miles), Southampton (15 miles), and Winchester (18 miles). Southampton International Airport (13 miles) offers excellent links to Continental Europe with the Airport Parkway station connecting to London Waterloo in a little over an hour.

The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance.

**Scale:** 1:150

**Notes:**

1. Drawing used for the main planning application.
2. All dimensions are shown in millimetres unless otherwise stated.
3. All dimensions are shown in millimetres unless otherwise stated.
4. Drawing to be used in conjunction with other drawings for the main planning application.

**Site Boundary:**

**clear.**

**Project:** Bramshaw House, Post Common Road, Bramshaw, New Forest, Hants, SO43 7JL

**Site:** Proposed Cart Lodge

**Reference:** 22/01/206

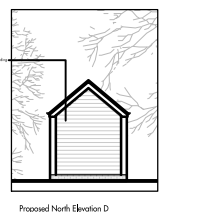
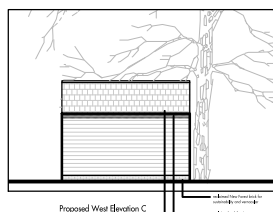
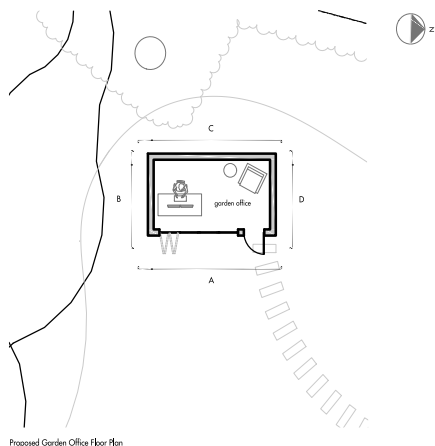
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**Date:** 12/09/24

**Scale:** 1:150

**Project No:** [Number]

**Client:** [Name]



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**Site Boundary:**

**clear.**

**Project:** Bramshaw House, Post Common Road, Bramshaw, New Forest, Hants, SO43 7JL

**Site:** Proposed Garden Office

**Reference:** 22/01/207

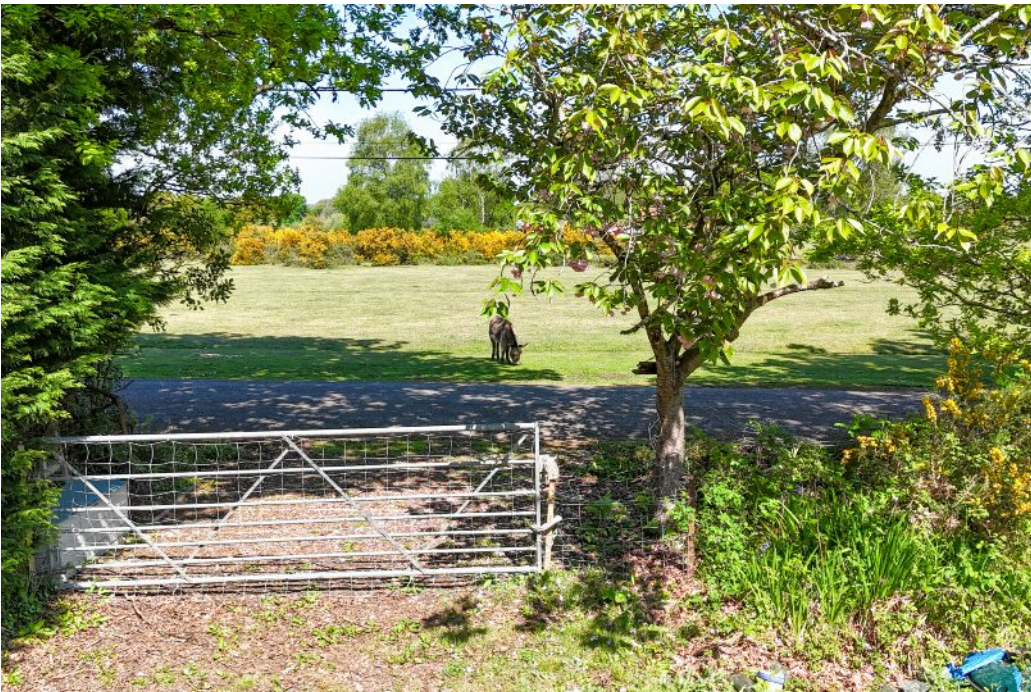
**Drawn by:** [Name]

**Date:** 12/09/24

**Scale:** 1:150

**Project No:** [Number]

**Client:** [Name]



## Additional Information

Tenure: Freehold

EPC: G Current: 20 Potential: 101

Council Tax Band: D

Local Authority: New Forest District Council

Conservation Area: Forest Central North

Services: Mains water and electricity

Drainage: Water Treatment Plant 3400L Tank, installed to current UK Standards.

Broadband: Standard speeds can be available at the property.

(Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

## Directions

Proceed out of Romsey on the A3090 and upon reaching the roundabout, take the third exit onto the A36 towards Salisbury. Follow the A36 for just under two miles before turning left into Blackhill Road. Continue for about a mile until reaching the Furzley crossroads and turn right. Penn Common will be reached after about 300 yards and the property will be found after a short distance on the left-hand side.

## Important Information

Spencers of Romsey would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)