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# The Hollies, Bramshaw, LyndhurstSO43 7JB

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£1,450,000

- Beautiful five bedroom detached home set in circa 1.8 acres
- Located in the desirable village of Bramshaw
- Three reception rooms
- Principal bedroom with balcony and views over grounds
- Outstanding views
- Incredible garden and grounds with forest rights
- Stunning kitchen breakfast room
- Home office/studio & gym







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A delightful New Forest house sitting on 1.8 acres, with outbuildings and adjoining Bramshaw Manor Golf Course. This represents a super opportunity to acquire a delightful house in a wonderful position.





A delightful New Forest home situated in a highly requested village. This detached house sits on a plot of 1.8 acres, with outbuildings and adjoins Bramshaw Manor Golf Course. This represents a super opportunity to acquire a delightful house in a wonderful position.

Set behind an attractive mellow red brick facade the accommodation is laid out over two floors. All the principal reception rooms enjoy lovely views over the grounds.

At the heart of the home is a 'live in' country kitchen ideal for informal entertaining.

The sitting room with multi fuel stove and patio doors out to a terrace is a wonderful space to relax and can be enjoyed in all seasons.

There is a good sized separate dining room and a useful entrance hallway currently arranged as a pleasant snug. The ground floor is completed by a boot room and downstairs shower room.

A staircase gives access to the first floor with good sized landing leading in turn to the bedrooms. The principal bedroom has a wonderful balcony with great views over the grounds and the adjoining Golf course. The remaining four bedrooms are well proportioned and served by a family bathroom.











The grounds and gardens are delightful offering a great deal of seclusion with some fascinating features.

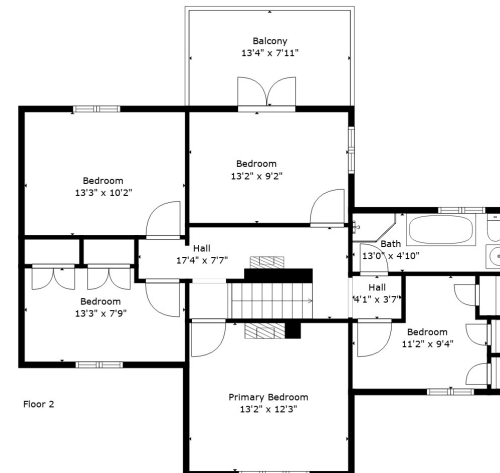
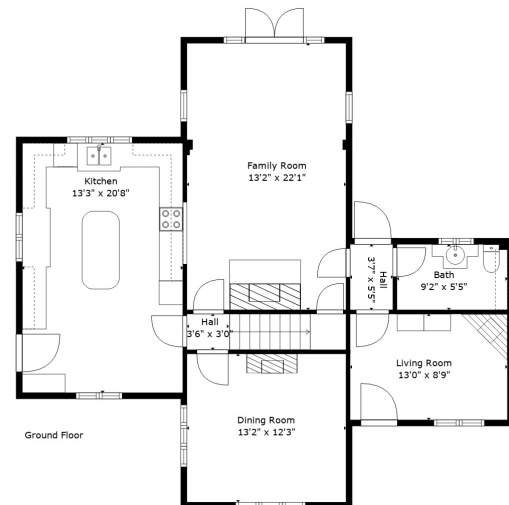
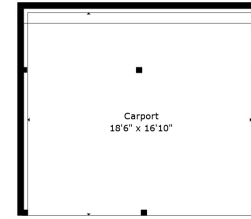
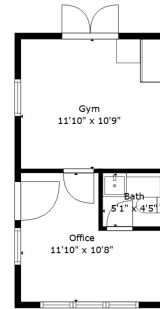
A shingled driveway offers plenty of parking or boat storage. There is a good sized gym with WC and a home office studio, with power, light and Wi-Fi. There is a double 'barn' style carport with covered parking and ample storage.

The majority of the gardens are laid to lawn within an array of herbaceous borders and shrubs. With the formal gardens is a Victorian covered well, which could be opened up as a feature. There is a separate paddock with stabling. Along the rear boundary is a secluded walkway which leads to a wonderful stream side folly with raised viewing platform, offering stunning waterside and views over the second green on The Manor Golf Course. The gardens are delightful yet maintainable allowing you to enjoy the surroundings.



Bramshaw is a highly sought after village within the New Forest National Park. Whilst being a delightful rural location, being one of the only villages with wild roaming, ponies, donkeys, cattle, sheep and pigs it is not remote with good access to the M27. The open Forest which caters for a wealth of outdoor pursuits is located very close by. The village of Bramshaw has two well regarded Country Pubs, The Green Dragon and The Bell. The latter is part of Bramshaw Golf Course, which comprises two 18 hole courses, The Manor Course and the historic Forest Course. Within the village is a small local shop.





**TOTAL: 1939 sq. ft**  
 GROUND FLOOR: 1211 sq. ft, FLOOR 2: 728 sq. ft  
 EXCLUDED AREAS: CARPORT: 305 sq. ft, LOW CEILING: 187 sq. ft, BALCONY: 106 sq. ft

Whilst every attempt has been made to ensure the accuracy of this floor plan. All measurements are approximate and for display purposes only. Created by dorset property photography.







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