



**Bramshaw House**

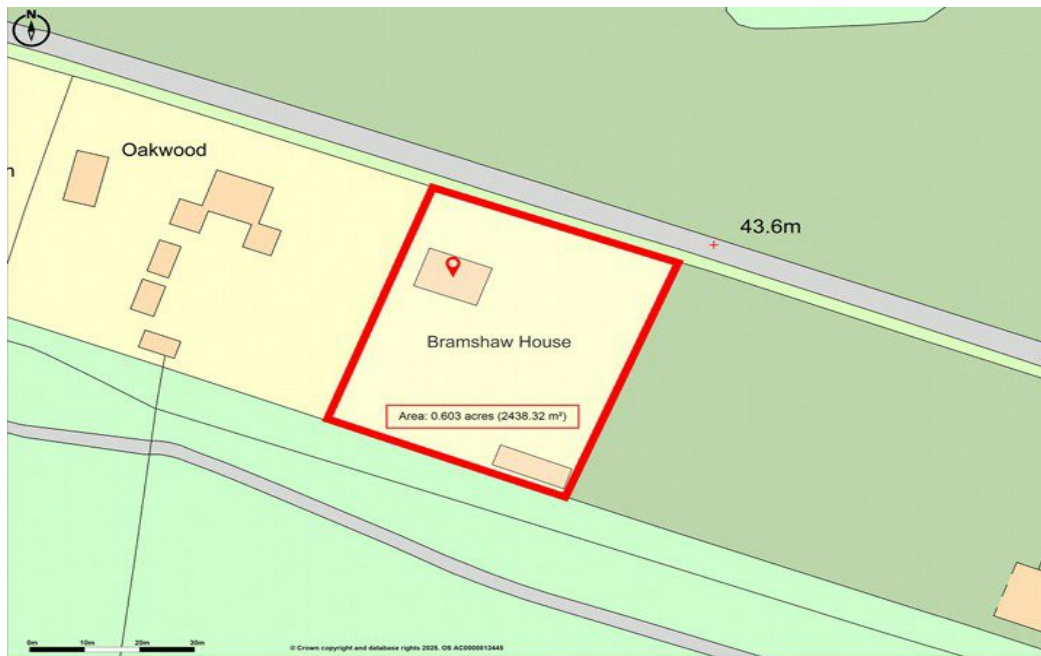
*Penn Common, Bramshaw, SO43 7JL*

**SPENCERS**  
ROMSEY









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Plotted Scale - 1:1000. Paper Size - A4



*An incredibly rare and true 'once in a lifetime' opportunity to build a brand-new ECO home in arguably one of the finest locations in the New Forest. Full planning permission has been granted to construct an outstanding dwelling set with a stunning 0.6 acre plot overlooking open forest to the front and private woodland to the rear.*

## Ground Floor (Proposed)

Entrance Hallway, Plant Room, Sitting Room, Kitchen/Dining Room, Principal Bedroom Suite, Two Additional Double Bedrooms, Family Bathroom

## Outside

Double Garage with PV Solar Array and Air Source Heat Pump, Home Office/Garden Studio, Large Existing Stable Outbuilding, Woodstore, Gardens and Grounds extending to Approximately 0.6 Acres



Proposed North Elevation



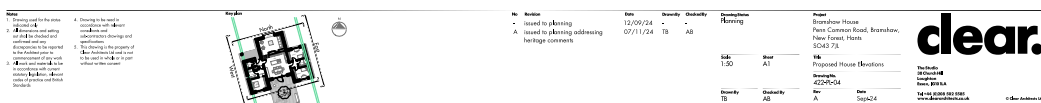
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



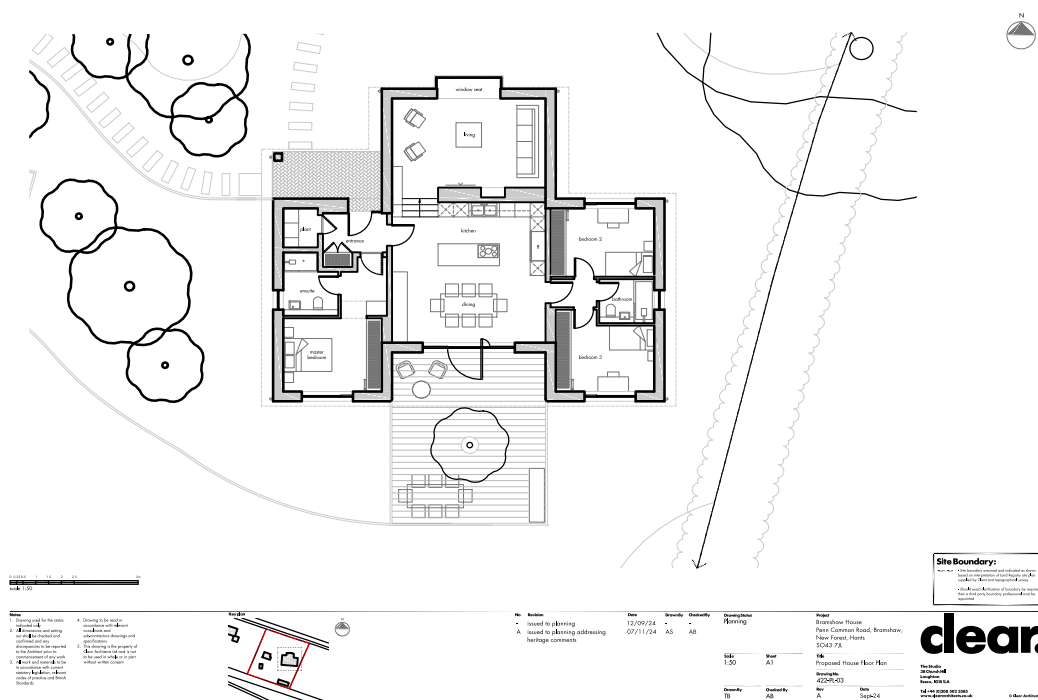
**Guide Price £795,000**









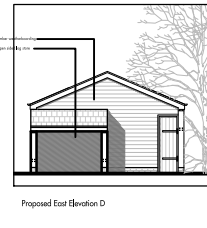
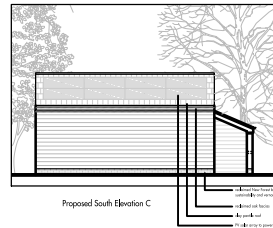
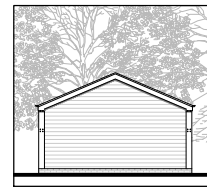
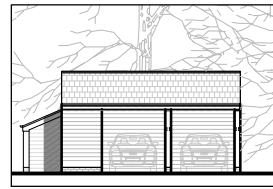
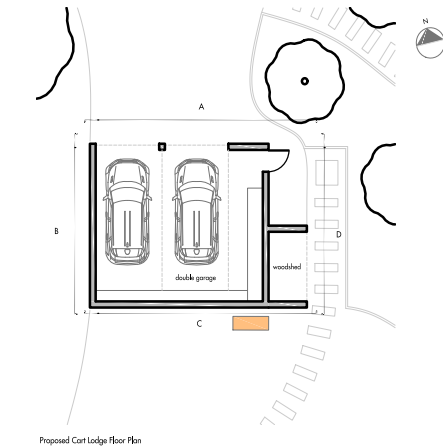


Please note: The approved plans could be adapted to suit personal requirements (subject to the relevant consents being granted).



## 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.

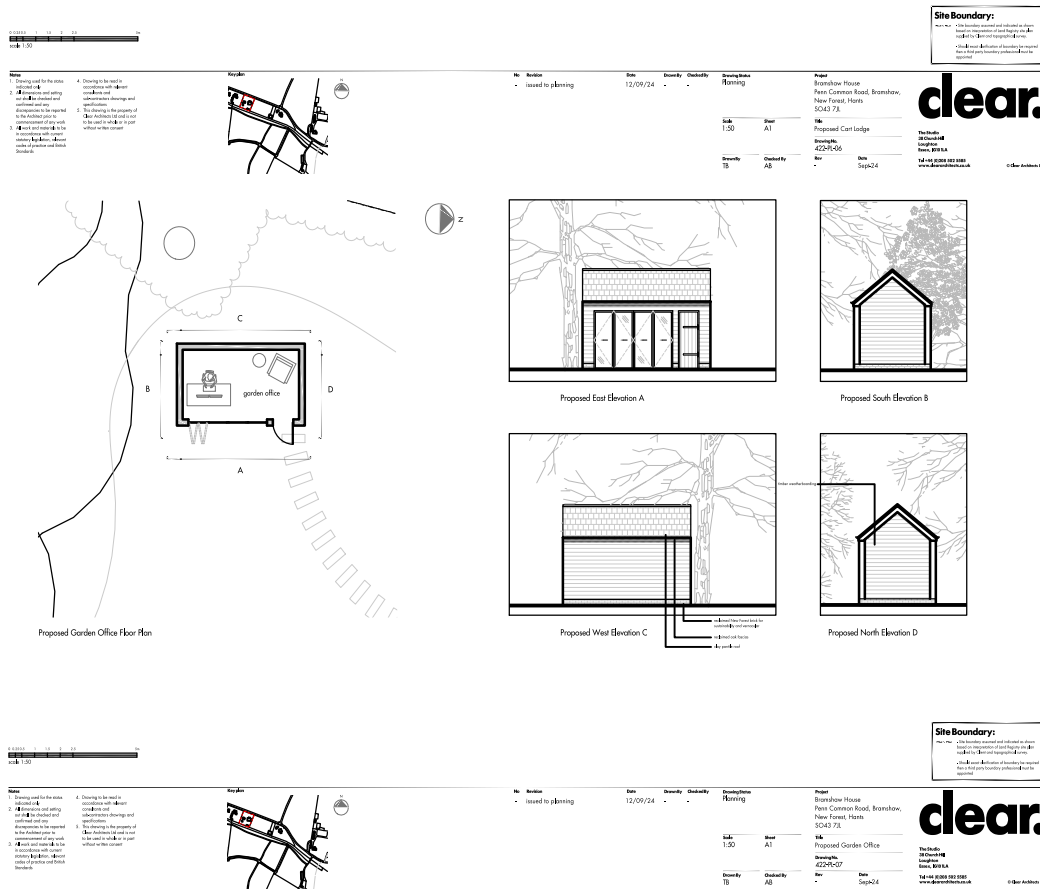
## Location

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.

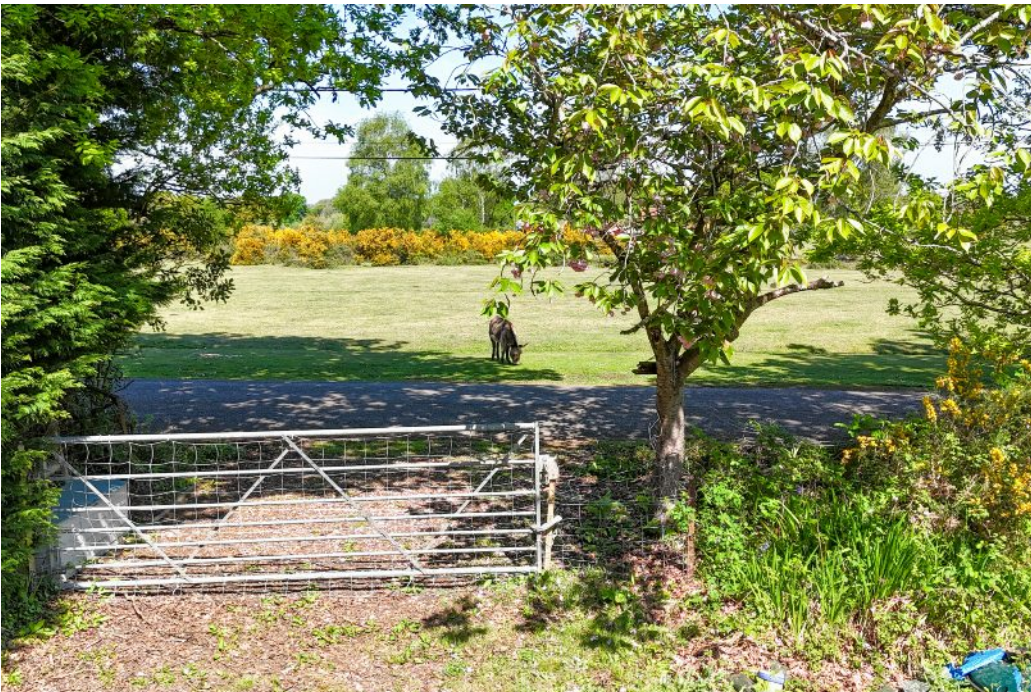
The area is renowned for its excellent schools including Chafyn Grove, Salisbury Cathedral School and Godolphin in Salisbury, whilst there is also The Gregg and King Edward School at Southampton; Hampshire Collegiate at Embley Park, Winchester College and St Swithuns.

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.







## 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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