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Petina *Bramshaw, Lyndhurst, Hampshire, SO43 7JE*

SPENCERS
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Petina
0.51 acres



A detached 3 bedroom residence with outbuildings set in the ever popular village of Bramshaw. The property is set in grounds extending to approximately 0.5 acres and offers potential for enlargement (S.T.P.P.)

Ground Floor

Entrance Hallway, Sitting Room/Dining Room, Kitchen, Garden Room, Utility Room, Conservatory, Cloakroom, Three Bedrooms, Bathroom

First Floor

Large Area With Loft Spaces

Outside

Double Garage, Off Road Parking, Outbuildings

Guide Price £650,000



FLOOR PLAN

Bramshaw, Lyndhurst, SO43

Approximate Area = 1975 sq ft / 183.4 sq m

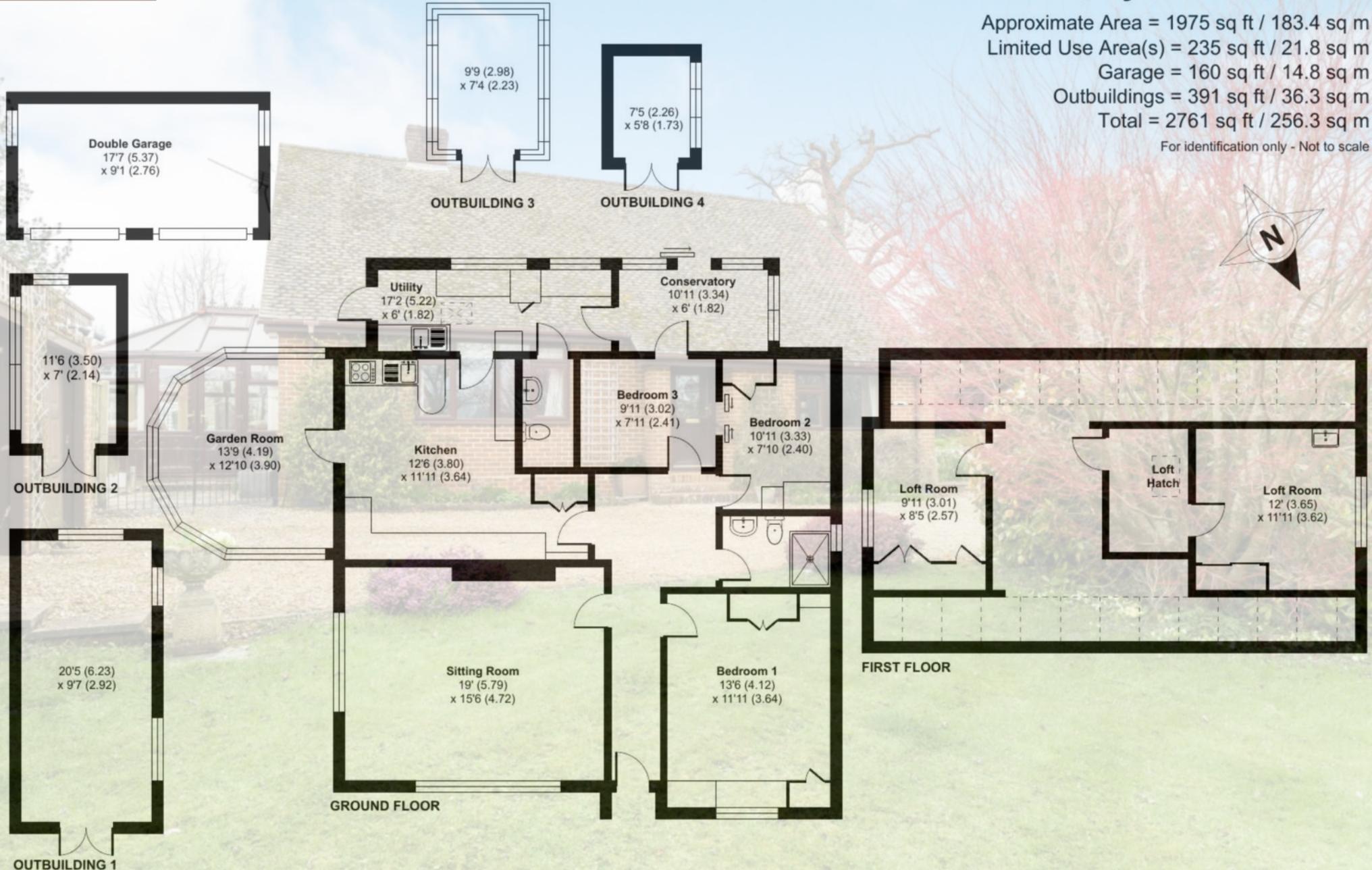
Limited Use Area(s) = 235 sq ft / 21.8 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuildings = 391 sq ft / 36.3 sq m

Total = 2761 sq ft / 256.3 sq m

For identification only - Not to scale





The Property

The property is set towards the front of its plot and has been owned by the same family since it was originally built.

All the accommodation is currently arranged across the ground floor with large loft rooms offering potential for additional living space, subject to the relevant consents and the installation of a staircase conforming with building regulations.

The ground floor layout comprises an entrance hall linking to a large, double aspect sitting/dining with feature open fireplace and a kitchen/breakfast room. Open to the kitchen is a fully glazed garden room opening onto and overlooking the grounds.

Also accessed from the hallway is the main bedroom, which enjoys views across the garden. There are two further bedrooms, with all the bedrooms being served by a family bathroom. Set at the back of the house is a conservatory, which can be accessed from bedroom three. A useful utility/boot room with external access door and a separate cloakroom complete the layout.

NB. The property offers significant potential for enlargement (subject to the necessary planning consents being granted).

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

To the front aspect, double wooden gates open onto a driveway providing off road parking and access to the detached, double garage. Set either side of the driveway are areas of lawn garden bordered by a pretty picket fence to the front.

The majority of the grounds are set to the rear of the house, being predominantly laid to lawn with dedicated areas for growing fruit and vegetables. Set to the rear of the plot is an orchard comprising fruit trees, while double wooden gates from the village hall provide access to an area of hardstanding for a motorhome or boat.

Within the grounds are numerous outbuildings including a large log cabin/shed offering potential for ancillary accommodation (subject to the necessary planning consents being granted).

In total the gardens and grounds attributed to the property extend to approximately half an acre, with the rear garden enjoying a delightful westerly aspect.



Location

Bramshaw, one of the most attractive New Forest villages, provides an excellent range of facilities to include village hall, church, two well renowned golf courses, two country public houses, hotels, restaurants, a village shop and a garage. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. 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 adjoining Parkway Rail Station connecting to London Waterloo in a little over an hour.



Additional Information

EPC: E Current: 42 Potential: 77

Council Tax Band: E

Local Authority: New Forest District Council

Conservation Area: Forest Central North

Services: Mains Water And Electricity

Drainage: Private

Heating: Electric

Tenure: Freehold

Ultra fast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Mobile signal/coverage: Restricted Coverage

Please note: A survey carried out by a PCA accredited company has detected Japanese knotweed to the far end of the plot and this will now be subject to a plan of management and eradication.

Directions

From junction 1 of the M27, take the B3079, signposted to Bramshaw. Proceed through Brook, passing the Bell Inn on the right hand side and bear right onto the B3079. Continue to follow the road for approximately 1 mile and the entrance to the property can be found on the left hand side, just before the village hall.

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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