



North Lodge

*Court Farm, Bramshaw, Lyndhurst, SO43 7JB*

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NEW FOREST





*An exceptional chance presents itself to acquire an exquisite period two-bedroom lodge nestled in the charming heart of Bramshaw. This property boasts off-road parking and a delightful garden, further enhancing its charm*

## The Property

Upon entering the property, you're greeted by a welcoming entrance hall that provides access to all rooms. To the right, you'll find the spacious sitting/dining room, boasting a fireplace with a functional log burner and offering triple aspect views. This room also grants access to the front of the property and the kitchen.

The kitchen features ample storage units, an electric hob with an overhead fan, an oven, a breakfast bar, and space with plumbing for white goods. Enjoying views to the side of the property, this space is both functional and inviting.

Continuing through the property, you'll discover two generously sized bedrooms, each offering double aspect views and ample storage space. Adjacent is the fully fitted family bathroom, complete with a fitted bath and overhead shower, a hand basin, and a low-level WC.

**£599,950**



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2



1

FLOOR PLAN

**Approx Gross Internal Areas**

House: 76.7 sqm / 825.1 sqft

Tool Shed: 4.2 sqm / 45.4 sqft

**Total Approx Gross Area: 80.9 sqm / 870.5 sqft**

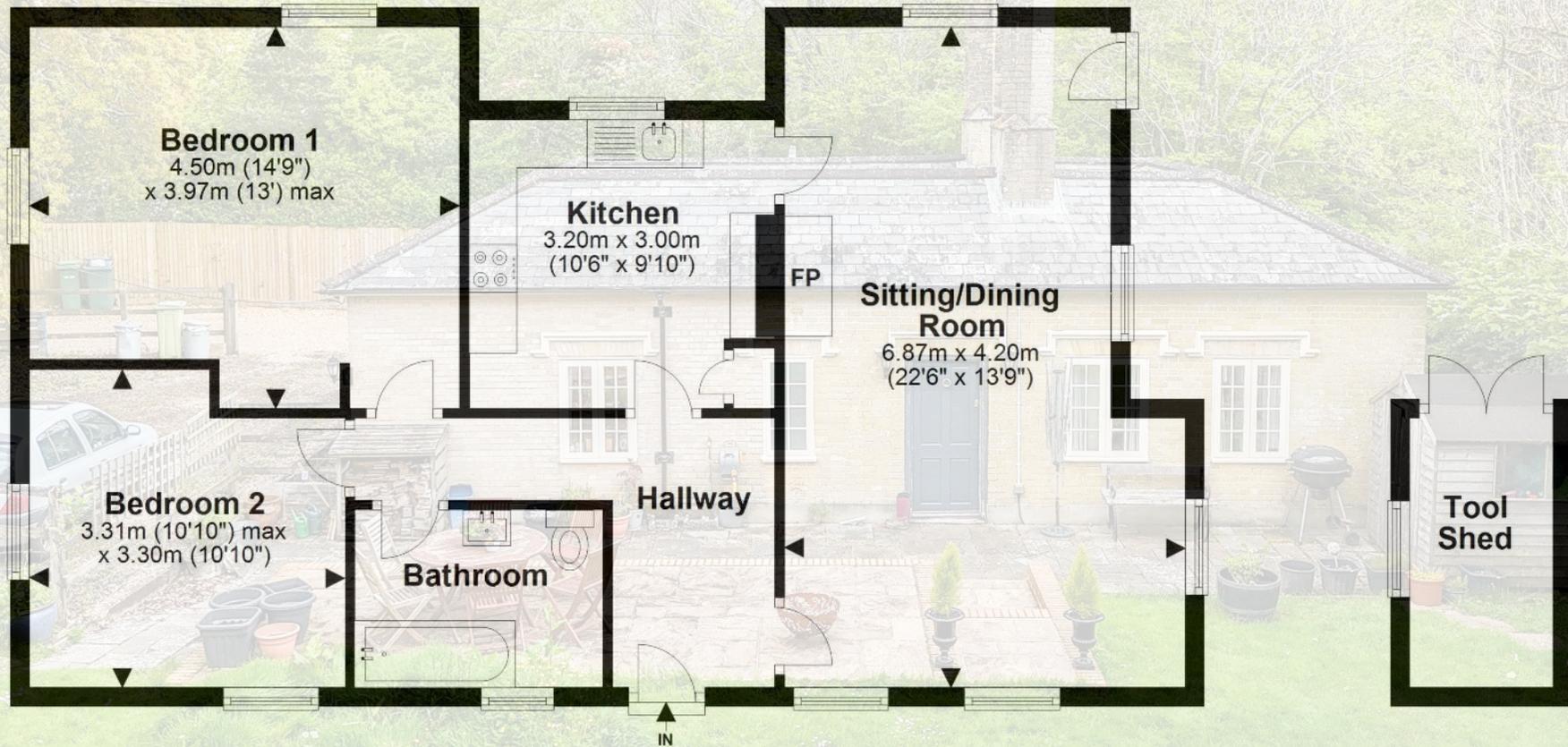


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Directions

From our office in Burley proceed north turning east onto the A31. Leave the A31 at Cadnam signposted Lyndhurst. Turn left onto the B3079 signposted Brook and Bramshaw. Continue for approximately a mile passing The Bell Inn/Bramshaw Golf Club on the right. Follow this road for approximately 1 mile and the property will be on your left hand side.

## Services

Energy Performance Rating: E

Council Tax Band: C

Tenure: Freehold

Mains water and electricity - Oil fired central heating - Private drainage







## The Situation

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

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. The cathedral city of Salisbury is situated about 14 miles to the north. The M27 at Cadnam is about 2 miles distant. Mainline rail links at Southampton Parkway to London Waterloo are about 15 minute's drive as is Southampton Airport. Bournemouth Airport is 25 minutes away.

## Grounds and Gardens

Outside, the property is surrounded by a timber post and rail fence, with a gate leading to the front door. There is ample hard standing for off-road parking towards the back of the property. A terraced area at the rear provides access to the main entrance, while steps lead up to the garden, which is primarily laid to a level lawn bordered by mature hedge rows, trees, and plant beds, creating a serene and private outdoor space.

Towards the rear of the garden, a picket fence and terraced archway section off another lawn area with raised plant beds. Additionally, the garden features a timber garden shed and a raised terraced area, perfect for enjoying al fresco dining.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

Spencers of The New Forest 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 or 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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