



1 Kewlake Cottages

Kewlake Lane, Bramshaw, SO40 2NT

SPENCERS
ROMSEY





A delightful three bedroom detached cottage set in grounds extending to approximately 0.25 acres on the edge of the New Forest village of Bramshaw. The property fronts directly onto the open forest and is ideal for dog walking.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Cloakroom

First Floor

Three Bedrooms, Family Bedroom

Outside

Garage, Private Driveway, Garden



Guide Price £695,000



FLOOR PLAN



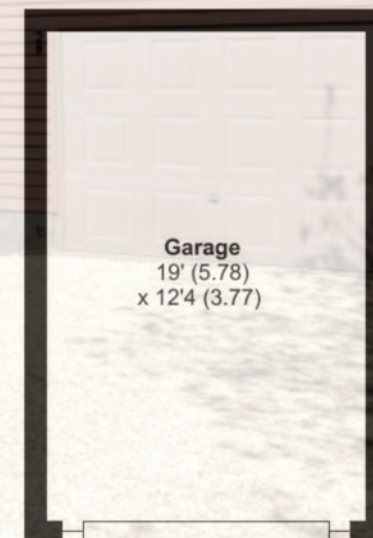
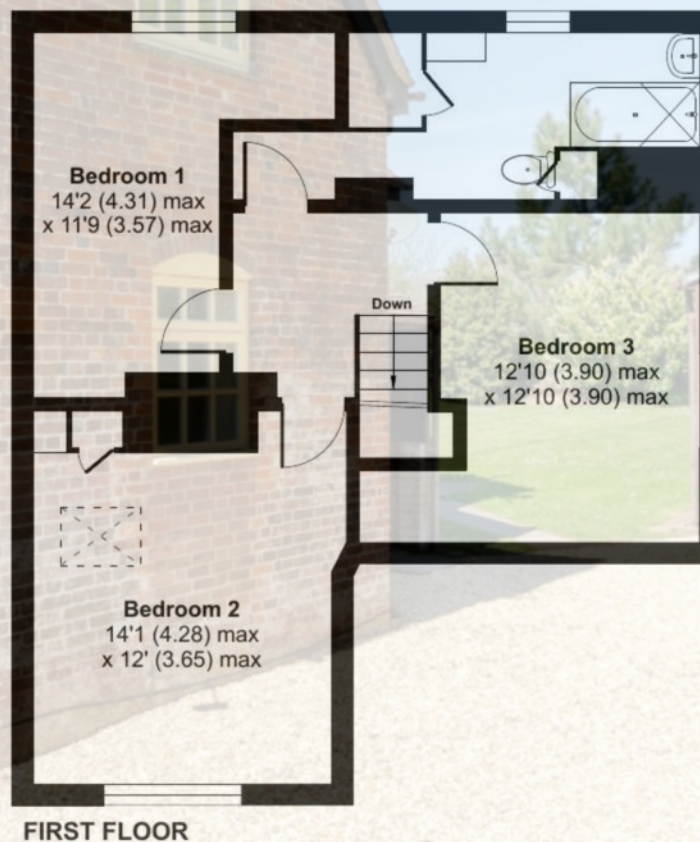
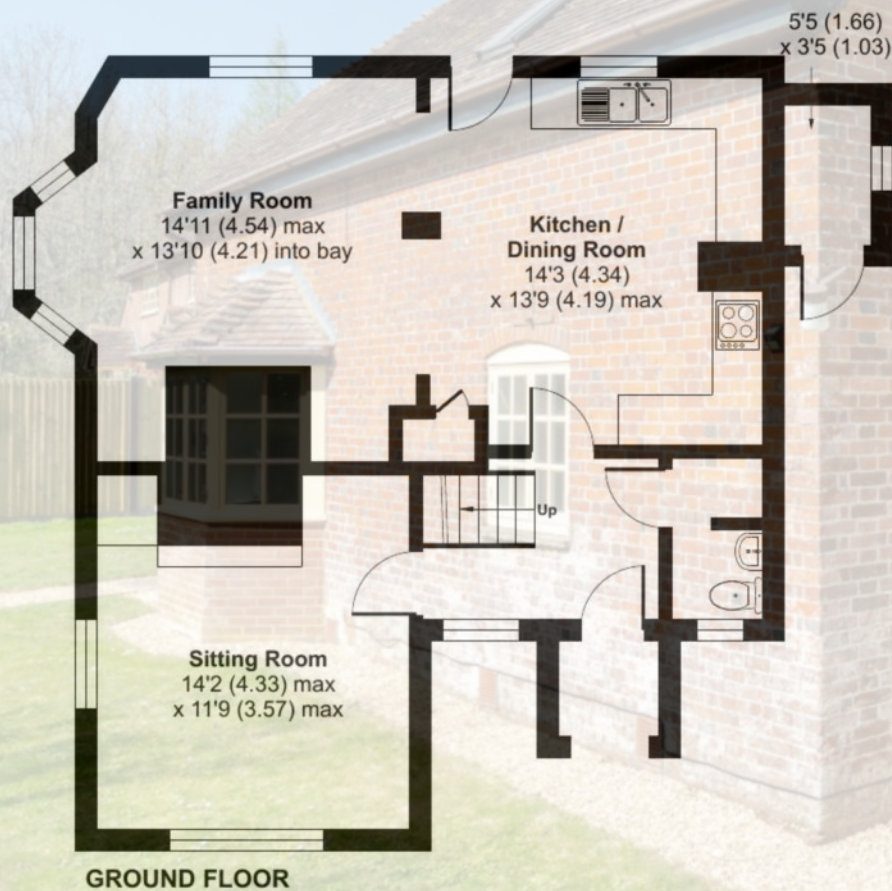
Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 235 sq ft / 21.8 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1541 sq ft / 143 sq m

For identification only - Not to scale





The Property

This charming three-bedroom detached home sits in a highly sought-after location, enjoying private gardens and direct access onto the New Forest.

The property has been subject to some recent modernisation and features an inviting entrance hall leading to a double-aspect sitting room overlooking the rear garden and an open-plan kitchen/dining/family room, complete with a bay window overlooking the side aspect. Both rooms benefit from open fireplaces, while a convenient utility/cloakroom and a small boot room complete the ground floor.

Upstairs, there are three well-proportioned double bedrooms, all of which enjoy elevated views across various aspects of the grounds. The bedrooms are further complimented by a family bathroom.

NB. The property offers considerable potential for enlargement, subject to the necessary planning consents being granted.

We understand full planning permission (now lapsed) was previously granted in 2004 for a two-story side extension and a rear conservatory.

Property Video

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





Outside

To the front aspect, a gate opens onto a driveway providing off road parking facilities and access to a detached garage. Set behind the garage, there is a paved seating area that could support an outbuilding/home office (S.T.P.P.) or a motorhome/boat if preferred. The gardens are wonderfully private, fully enclosed, and primarily laid to lawn, with mature shrubs and trees creating a serene setting. A former field gate, now fenced off, previously offered direct access to the New Forest, further enhancing the property's exceptional appeal.

This is a truly unique opportunity to acquire a home with such remarkable potential in an unrivalled New Forest setting.

Location

The property sits on the very edge of the village of Bramshaw, one of the most attractive New Forest villages, providing an excellent range of facilities, including a village hall, a church, two well renowned golf courses, two country public houses, hotels, restaurants and a garage. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. The property is also well placed for access to local towns and cities including Romsey (8 miles), Salisbury (15 miles), Southampton (12 miles), and Winchester (19 miles). Southampton International Airport (12.5 miles) offers excellent links to Continental Europe with the adjoining Parkway Rail Station connecting to London Waterloo in a little over an hour.

Directions

From Romsey, proceed along the A3090 to the Ower roundabout and take the second exit towards Ower. After passing over the motorway bridge take the next turning on the right onto Romsey Road. Continue along Romsey Road and just past the petrol station, turn right onto Old Romsey Road and proceed onto Cadnam Lane. Follow this lane which then turns into Kewlake Lane. After a few hundred yards bear right and continue to follow Kewlake Lane, where the property will be found on the right hand side, as indicated by our For Sale board. What3words ///windy.spices.butterfly





Additional Information

EPC: E Current: 40 Potential: 77

Council Tax Band: E

Local Authority: New Forest District Council

Conservation Area: Forest Central North

Services: Mains electric & water

Drainage: Modern private sewage treatment plant

Heating: Oil

Tenure: Freehold

Broadband: Broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

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

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:

7 Market Place, Romsey, Hampshire, SO51 8NB
T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk