



## 2 Lower Barford Cottages

*Bramshaw, Lyndhurst, SO43 7JN*

SPENCERS  
ROMSEY





C. B. C.  
1914

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# 2 LOWER BARFORD COTTAGES

## BRAMSHAW • LYNDHURST

*A truly unique and one-off opportunity to purchase a charming, three bedroom Edwardian terraced cottage complete with detached two bedroom annexe and extensive outbuildings. The property is set in extensive grounds of approximately 0.85 acres and enjoys one of the finest settings in the New Forest. A must view!*

### Key Features

3 bedroom Edwardian cottage

2 bedroom annexe with office

Accommodation and Outbuildings extending to In excess of 5000 square feet

Garden and grounds extending to approximately 0.85 acres in total

Prime New Forest location adjoining forest land

Unique Opportunity

*Offers in excess of £900,000*









## The Cottage

A pretty Edwardian cottage set off a delightful country lane in the highly sought after New Forest village of Bramshaw.

The ground floor accommodation comprises a reception hall linking to a sitting room with open fireplace to one side and a separate dining room with woodburning stove and herringbone parquet floor to the other. The hallway continues through to a spacious kitchen/breakfast room with Aga cooker, which in turn links into an adjoining garden room/conservatory to the rear. Further rooms to this level include a ground floor shower room with cloakroom, a utility cupboard and a boot room providing access to the rear.

On the first floor are three double bedrooms and the family bathroom. There are also ample built-in wardrobes and elevated views across the forest.

The cottage is one of three that originally formed part of Lower Barford, a model farm owned by Gerard Bonham Carter in the early 1900s.

This property will also appeal to a variety of suitors and offers numerous possibilities and potential (subject to the relevant consents being granted). Viewing is therefore most strongly recommended.



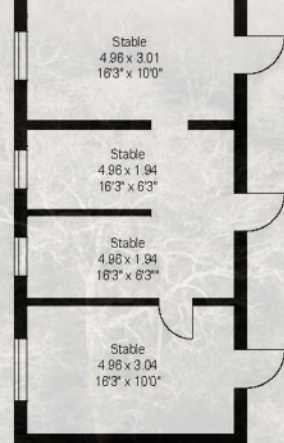




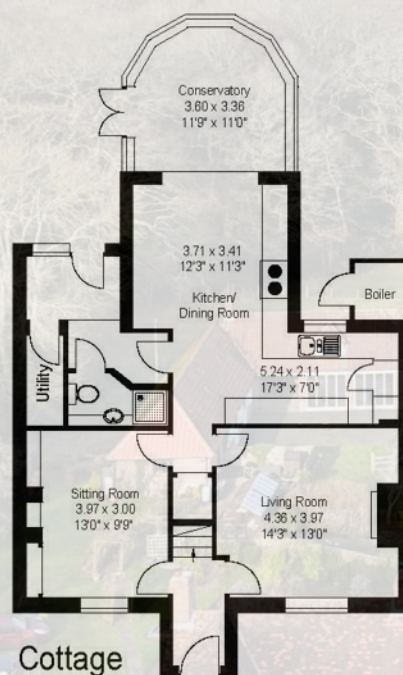




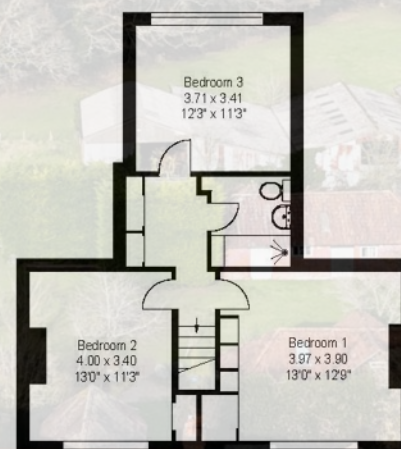
Outbuilding 1



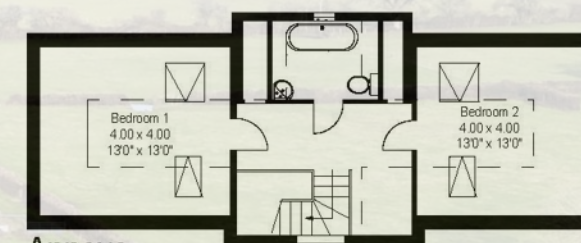
Outbuilding 2



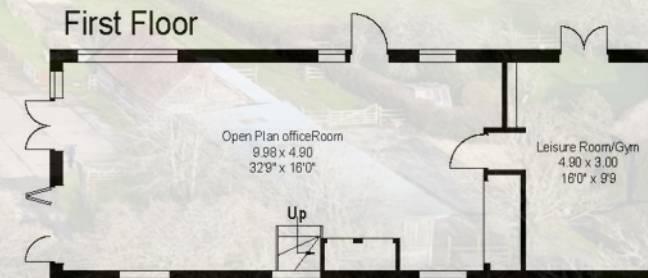
Cottage  
Ground Floor



Cottage  
First Floor



Annexe  
First Floor



Annexe  
Ground Floor

Approximate  
Gross Internal Floor Area  
Cottage: 147sq.m. or 1582sq.ft.  
Annexe: 94sq.m. or 1012sq.ft.  
Outbuilding 1: 146sq.m. or 1572sq.ft.  
Outbuilding 2: 110sq.m. or 1184sq.ft.  
Total: 497sq.m. or 5350sq.ft.

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NOT TO SCALE





## The Annexe

A path gives access to the annexe which currently comprises a large open plan office, separate leisure room, first floor landing, 2 bedrooms, and stylish bathroom.

The annexe provides outstanding ancillary residential accommodation to the main house suitable for relatives, guests etc, but is also ideal for a range of other uses including a home office, studio, entertainment area or similar.







## Outside

Directly behind the cottage, there is a sun terrace adjoining the garden room/conservatory and leading to a formal garden with lawn and well stocked borders.

There are informal gardens between the cottage and outbuildings and a small paddock area adjoining the open forest beyond the garage and stable block.

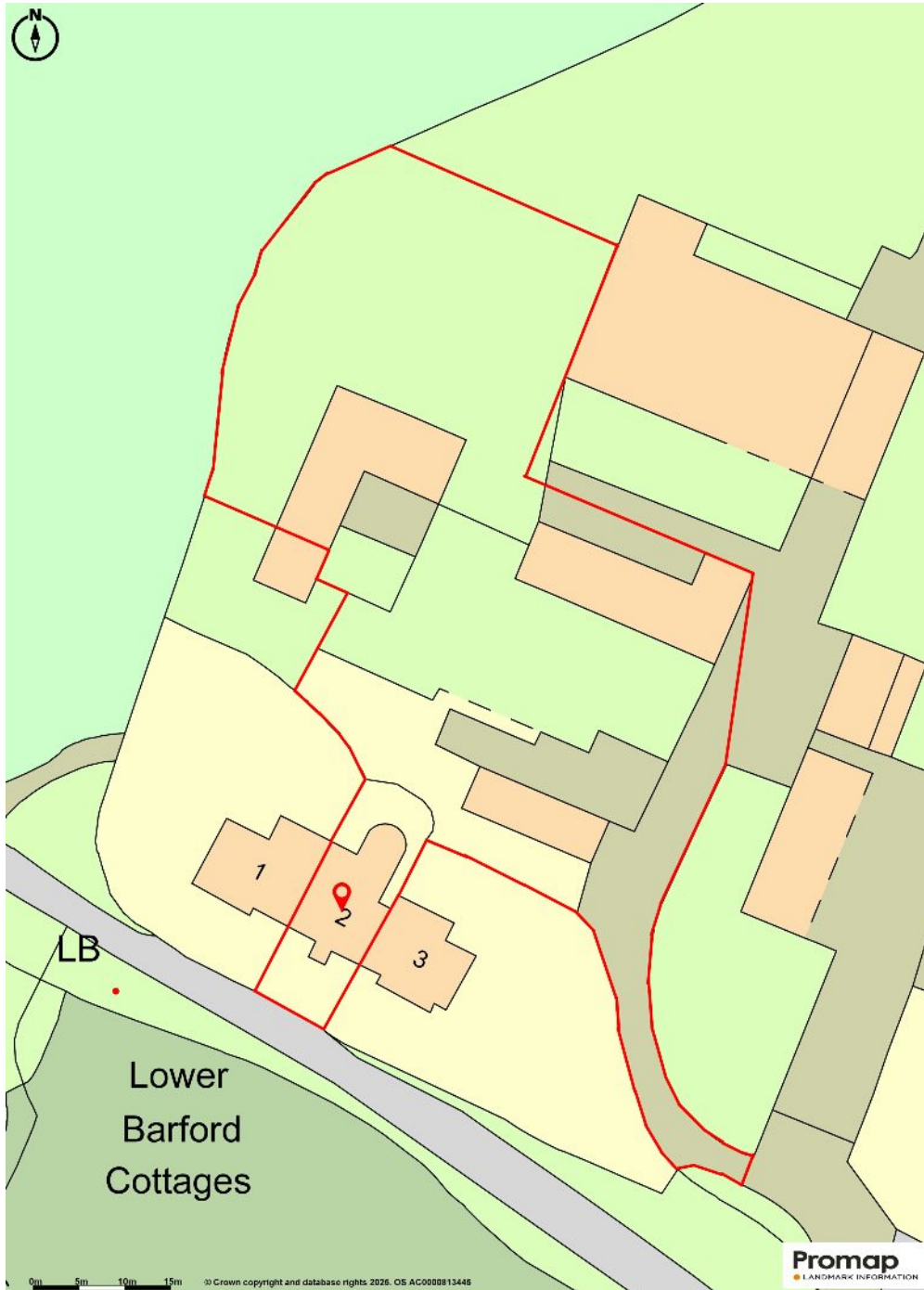
In all the gardens and grounds attributed to the property extend to around 0.85 acres, with the outbuildings and rear of the property being accessed via a driveway to the right of the cottage.

To the north of the annexe is a further detached barn comprising four smaller units offering options for various uses.

To the left of this building is a magnificent, larger barn, which comprises four stables, a tack room, ostler's room with fireplace and the original coach house. There is also significant loft space across the building as well.







## The Situation

Bramshaw is an unspoilt village at the northern end of the New Forest National Park and surrounded by beautiful countryside famous for its numerous footpaths, cycle tracks, and bridleways. Local beauty spots include Furzley Common, Stagbury Hill and Pipers Wait, both which provide wonderful panoramic views. The village itself is home to Hampshire's oldest Golf Club and also has a local shop, a church, and two pubs.

The area is renowned for its excellent schools including Chafyn Grove, Salsbury 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.

## Directions

From Junction 1 of the M27, follow the signs to Brook and Bramshaw. Continue through the village passing the village stores and, just after the Bentley garage, turn right towards Penn. Turn left at the next junction and the property will be found after about a quarter of a mile on the right.





## Additional Information

Energy Performance Rating: F Current: 32 Potential: 56

Energy Performance Rating (Annexe): G Current: 18 Potential: 74

Council Tax Band: E

Council Tax Band Annexe: A

Tenure: Freehold

Services: Mains electricity and water

Heating: Oil-fired central heating - LPG Gas Tank for Aga

Drainage: Septic Tank

Broadband: Standard broadband with 21mbps speed is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

## Viewing

By prior appointment only with the vendors agents Spencers in Romsey tel. No. 01794 331433.

Spencers Property 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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

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