



Roselen

BRADLEY | ALRESFORD | HAMPSHIRE | SO24 9SB

Moundsmere
Estate Management

Wilson | Hill

2/3 Bedrooms | Bathroom | Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Store | Single Garage | Garden and lightly wooded Grounds in all about 1 acre (0.417 ha)

Mileages: Alton 7.5 miles, Basingstoke 9 miles, Odiham 9.5 miles, Alresford 8 miles, Winchester 15.5 miles

Main line station at Basingstoke (fast train 45 minutes to Waterloo), Junction 8 of M3 5.2 miles



| The Property

A detached bungalow in need of renovation with scope for extension or replacement (subject to planning). Once part of the Moundsmere Estate, Roselen is positioned in a substantial corner plot of about 1 acre backing onto farmland with views over surrounding countryside, presenting a unique restoration opportunity and a chance to live in this unspoilt rural corner of North East Hampshire.

| Location

Bradley is a small rural village community positioned on the eastern edge of the Candover Valley conveniently located between Basingstoke, Alresford and Alton. Roselen is set back from two country lanes just to the north of the village, with neighbouring properties to the west with a lovely rural aspect to the front and rear over adjoining farmland.



The local countryside is essentially unchanged, predominantly of gently undulating agricultural land and ancient woodland. Much of the surrounding land belongs to the Moundsmere Estate, which has remained unspoilt over many generations.

Secluded and rural the location may be, yet it is remarkably accessible to the modern world and other regional centres. Basingstoke (with wide range of shopping and main line station) lies a few miles to the north via the B3046 and the nearby M3 connects with London and the south coast. Reading and Newbury are also within range. Hampshire is well catered for with top performing state and independent schools in the area with a village school, shop and post office at Preston Candover.

I Outside

The garden was once well cultivated has become overgrown providing a blank canvas and is lightly wooded in one corner with mature native trees in all about 1 acre (0.417 ha).



“A chance to restore or extend a country bungalow (STPP) with potential in a secluded rural setting, yet within commuting range of London and other regional centres.”



Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 140.0 sq m / 1506 sq ft

Directions to SO24 9SB

Leave Basingstoke on the A339, pass under the M3 and take the first right turning towards Cliddesden and Alresford which is the B3046. Follow the road for 5.5 miles and as you approach Preston Candover take the first left turning signposted to Bradley and Burkham. Follow this country lane for about 1.5 miles until you reach a set of crossroads, turn left and Roselen is immediately on your left.

From Alton leave on the A339 follow for about 6 miles into the village of Herriard and at the crossroads turn left into Bagmore Lane towards Bradley/Burkham/Ellisfield. Follow the lane for about 1.5 miles taking a left angled turning signed Bradley. Carry on for another 1.5 miles and at the cross roads turn right and Roselen will be found immediately on your left.

Services: Mains water, electricity and private drainage.

Local Authority: Basingstoke and Deane Council, 01256 844844

Council Tax: Band D

EPC: G8

Agents Note: Please be aware the property and grounds are in an unmodernised state and therefore care needs to be taken when viewing.



FLOORPLANZ © 2018 0203 9056099 Ref: 222063

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Viewing by appointment with Joint Agents.

Details and photographs dated November 2018.

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