



## Elm Cottage

BRAMDEAN | ALRESFORD | SO24 0JL

Wilson | Hill



4 Double Bedrooms | 3 Ensuite Bathrooms | Family Bathroom | Ground floor Bedroom 5 | Entrance Hall | Sitting Room | Family Room | Dining Room | Study  
Vaulted Kitchen/Breakfast Room | Boot Room | Utility Room | Two Cloakrooms | Spiral Wine Cellar | Large Wood Store | Double Garage Carport | Single Garage | Garden Shed  
Parking for Several Cars | Garden in excess of 2 acres (0.8ha) | Situated within the South Downs National Park  
Further land (10 acres of Woodland and Paddock with storage building) available separately.

Petersfield 10 miles, Alton 11 miles, Alresford 4 miles, Winchester 10 miles, London 61 miles. Mainline station and A3 at Petersfield. Main line station and M3 at Winchester.











### **| The Property**

A charming unlisted five bedroom character home, substantially extended and modernised providing spacious family accommodation. Elm Cottage has a versatile interior space with multiple reception rooms including large sitting room with log burner, dining room, generous family room with spiral wine cellar and study. There is also a fifth bedroom on the ground floor which could also be as an additional reception room if desired. At the heart of the house is an amazing open

plan vaulted kitchen/breakfast room providing practical working kitchen area with AGA and doors out onto the garden – ideal for family living and entertaining. Upstairs there are four double bedrooms, three of which are ensuite and a further family bathroom. A large wood store adjoins the house and there is a garage, double carport and store with further storage space above. In essence an ideal family home in stunning setting.







## Location

A unique location set in a small hamlet close to the village of Bramdean. Elm Cottage is set back from a quiet country lane and opposite Bramdean Common. Bramdean has an active community with village hall, 12th Century church, garage and public house. Local shopping options include the village community shop at West Meon where there is also a primary school, village hall, butcher's, shop and doctor's surgery. There is also the garage and shop at the Meon Hut crossroads. Alresford is within easy driving distance with its wider amenities.

The Meon Valley and Bramdean Common is part of a gently undulating rural landscape that has remained largely unchanged for hundreds of years. It is a great location for cyclists and walkers as the network of

local lanes meander for miles. The A32 is nearby for easy access to Alton to the north and the M27 to the south. The A272 also lies conveniently to the south connecting Winchester and Petersfield, providing a choice of wider amenities and mainline stations with services to London Waterloo in just over an hour. The A3 can be accessed at Petersfield, which provides good regional links to Guildford and the South Coast. There is an excellent choice of private and state schools in the region. Perrins School (Alresford), Peter Symonds (Sixth Form Winchester) Bedales and Churcher's at Petersfield. Princes Mead, Pilgrims, Twyford, St Swithun's and Winchester College at Winchester or The Alton School. A local nursery school operates within the village.





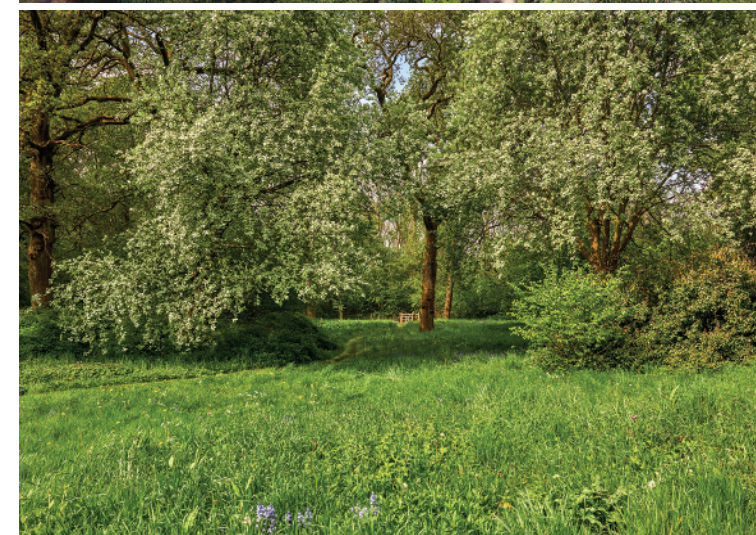


## Outside

The house sits in spectacular gardens of over 2 acres with orchards and woodland and has direct access to Bramdean Common for country walking. There is a large paved terrace that extends along the front of the house, ideal for entertaining, and leads into a vast expanse of level lawn. The garden has been landscaped and developed over the years and provides the most amazing outdoor amenity space, well stocked with herbaceous borders, scented plants and provides a fusion of colour throughout the seasons. There is also a delightful kitchen garden

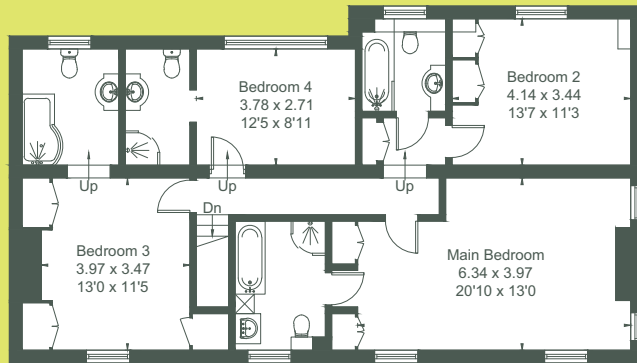
including, fruit cage and greenhouse and large garden shed for storage. To the rear of the house is an orchard of fruit trees and large chicken pen. To the left of the driveway, the garden is laid to woodland and wildflowers with winding paths throughout providing an abundance of bird life. A very special sanctuary for any outdoor gardening or country enthusiast and offering plenty of space for children and dogs to free range.

The additional land available can be accessed directly via a gate in the garden.

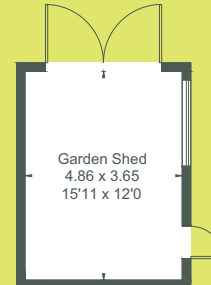




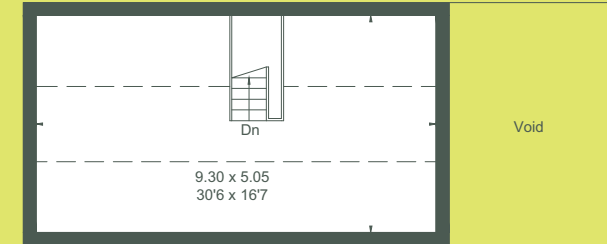
Approximate Area = 407.7 sq m / 4388 sq ft  
 Wine Cellar = 2.8 sq m / 30 sq ft  
 Garden Shed = 17.7 sq m / 190 sq ft  
 Total = 428.2 sq m / 4608 sq ft  
 (Including Garage / Excluding Carport)  
 Including Limited Use Area (29.2 sq m / 314 sq ft)



First Floor

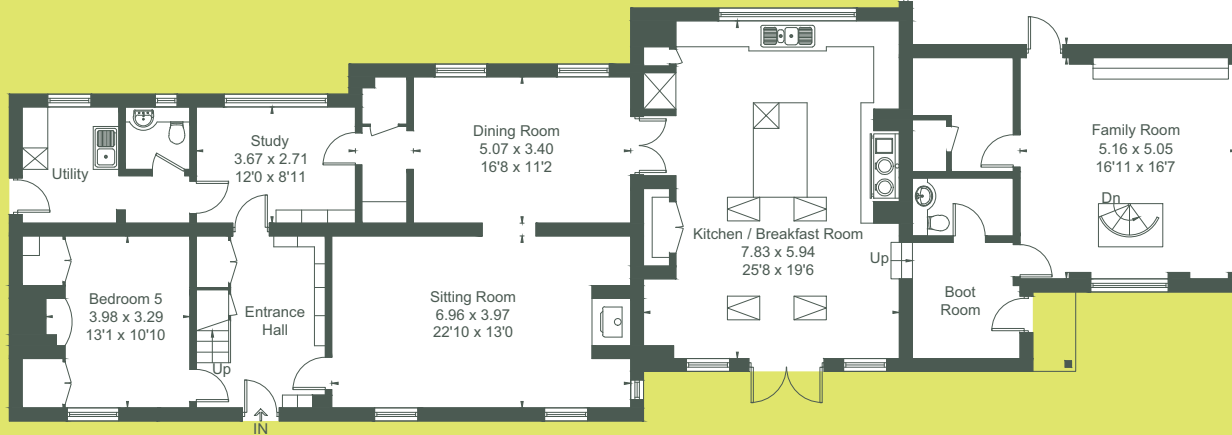
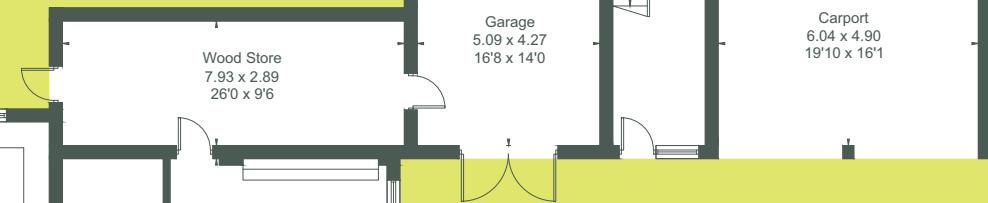


(Not Shown In Actual  
Location / Orientation)



First Floor

☐ = Reduced head height below 1.5m



Wine Cellar Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 317111

## Directions to SO24 0JL

From Petersfield/A3 leave on the A272, (towards Winchester). After the West Meon Hut/A32 continue along the A272 to Bramdean. Turn right into Wood Lane by the garage and continue for approximately one mile. Bear right at the grassy triangle (by the sign for 'Smokery') and Elm Cottage will be found on your right accessed via a wooden gate.

From Winchester follow the A31 towards Ropley for approx. 9 miles and at the roundabout take the third exit to Old Park Road. Continue down Old Park Road for 1.6 miles (do not turn off) until you see a small grass triangle with a sign for 'Smokery'. Take the left fork and Elm Cottage is directly ahead, accessed via a wooden gate.

 **WHAT3WORDS** ///explored.dweller.tasks

**Services:** Oil Fired Heating, Private Drainage, Private Water, Mains Electricity.

**Local Authority:** Winchester City Council,  
[www.winchester.gov.uk](http://www.winchester.gov.uk), 01962 840222

**Council Tax:** Band G. **EPC:** E41.

Details and photographs dated May 2023

Viewing strictly by appointment via the agents



**Agents Note:** Further land (10 acres of Woodland and Paddock with storage building) available separately.

Please note there is a discreet public footpath that wraps alongside the western boundary.

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.

