



Manor Lodge

BRAMDEAN | ALRESFORD | HAMPSHIRE | SO24 0LW

Wilson | Hill

Master Bedroom with En Suite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Dining Room | Study | Kitchen/Breakfast Room | Cloakroom
Utility Room | Double Garage | Glazed Summer House | Private partly walled Garden | Situated within the South Downs National Park

Mileages: Petersfield 9.6 miles, Alton 11.9 miles, Alresford 4.7 miles, Winchester 9.5 miles. Main line station and A3 at Petersfield. Main line station and M3 at Winchester.



| The Property

Manor Lodge is a well proportioned detached family home believed to date from the 1960's. There is a lovely light entrance hall off which three good reception rooms. The sitting room has a lovely spacious feel, with an open fireplace, bay window, exposed teak wood strip floor and sliding doors opening to the hall and dining room, providing easy circulating/entertaining space. The dining room is well positioned off the kitchen, which has a practical utility/boot room off and internal access to the double garage. Upstairs the house has a large master bedroom suite with bathroom and three further

bedrooms and family bathroom. It is a great house to expand or contract as generational needs dictate.

| Location

Set in the heart of the village of Bramdean, Manor Lodge has good mature boundary hedges and old walls which provide a sheltered private setting. The village has an active community with village hall, 12th Century church, garage and public house. Local shopping options include a convenience store at the West Meon crossroads garage within a few miles or more extensive options in the market town of Petersfield or Alresford.





There are extensive networks of local footpaths and bridleways direct from the village which provide an amazing choice of walks and local lanes for cycling ideal for any country/outdoor enthusiasts.

Petersfield and Winchester are both handy via the A272 (which passes through the village), with their comprehensive range of facilities. There are also bus services from the village to Petersfield/Winchester and Alresford. The A3 provides good regional transport links to Guildford and Portsmouth (ferry services). At Winchester the M3 also links to Southampton and Eastleigh airport. There are well regarded state and private schools within the region, including Perrins Secondary School (Alresford), Cheriton Primary, Peter Symonds (Six Form Winchester) Bedales and Churcher's at Petersfield, Princes Mead, Pilgrims, Twyford, St Swithuns and Winchester College at Winchester or Alton Convent at Alton. A local nursery

school operates within the village. There is also a station with services just over an hour to London Waterloo from Petersfield or alternatively Winchester.

Outside

A gravel drive sweeps in towards the house and garage with turning and hardstanding space. The front garden has a small area of lawn and a well stocked herbaceous border. Behind the house the patio has steps leading up to a paved arbour area ideal for outdoor BBQ's or entertaining and beyond is a gently sloping expanse of lawn, with a high boundary hedge on one side and a lovely old wall to the other. Carefully placed trees, shrubs and herbaceous borders provide an established feel and seasonal colour to the garden which is of a manageable size. There is a great glazed summer house to catch morning or afternoon sun with power and even a TV point connected.



I Directions to SO24 0LW

From Petersfield/A3 leave on the A272, (towards Winchester), follow for 8.5 miles, as you come into the village indicate right (as you see the Fox pub on your left) then turn right immediately after the small 30mph sign into the drive of Manor Lodge.

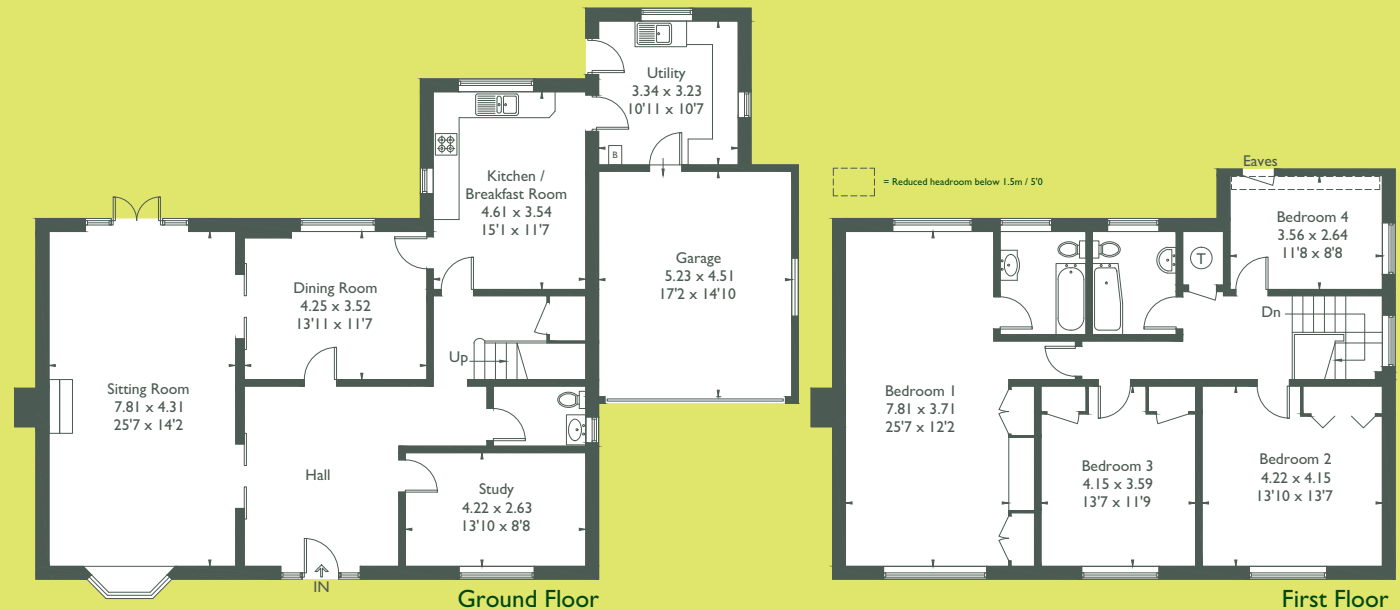
From Winchester follow the A272 into Bramdean, pass the village garage on your left and soon after the entrance to Manor Lodge will be seen on your left just before the bus stop.



“A flexible house which has adapted to our needs over 20 happy years within a wonderful village community. We fully appreciate the local countryside and extensive walks in this largely unchanged Hampshire landscape, yet so handy for Winchester or Petersfield”

Viewing strictly by appointment

Approximate Gross Internal Area
248.9 sq m / 2679 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 212769

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.

Services: Mains water and electricity. Oil fired boiler providing hot water and heating. Private drainage.

Local Authority: Winchester City Council,
www.winchester.gov.uk, 01962 840222

Council Tax: Band G

EPC: E47

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.

Details and photographs dated July 2018.

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For video click here

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