





# Bramdean, Hampshire

Nestled in the sought-after village of Bramdean, this captivating character cottage offers an appealing living space.

As you enter, you're greeted by an entrance hall leading you directly to two inviting reception rooms. To your left, you'll find a cozy sitting room that exudes a warm and welcoming ambiance. To the right of the entrance hall, the dining room seamlessly connects to a modern fitted kitchen. The kitchen is thoughtfully designed with both base and eye-level units, providing abundant storage and workspace. Continuing from the kitchen, a utility space includes a separate shower room and cloakroom, enhancing convenience for daily living. A rear porch offers easy access to the garden, creating a seamless transition between indoor and outdoor spaces.

Ascending to the first floor, the property boasts three generously sized double bedrooms. The principal bedroom is a standout feature, showcasing a spacious ensuite bathroom with modern finishes and a balcony that offers breathtaking views of the picturesque countryside. Additionally, the property includes a detached studio annexe. This annexe includes a mezzanine level for added storage and a shower room, providing versatility for various needs.

Outside, the south-facing rear garden envelops the property and features beautifully landscaped mature planting beds. At the front of the property, there's ample off-road driveway parking, ensuring convenience for both residents and guests. A detached garage provides secure storage for vehicles or additional storage requirements.

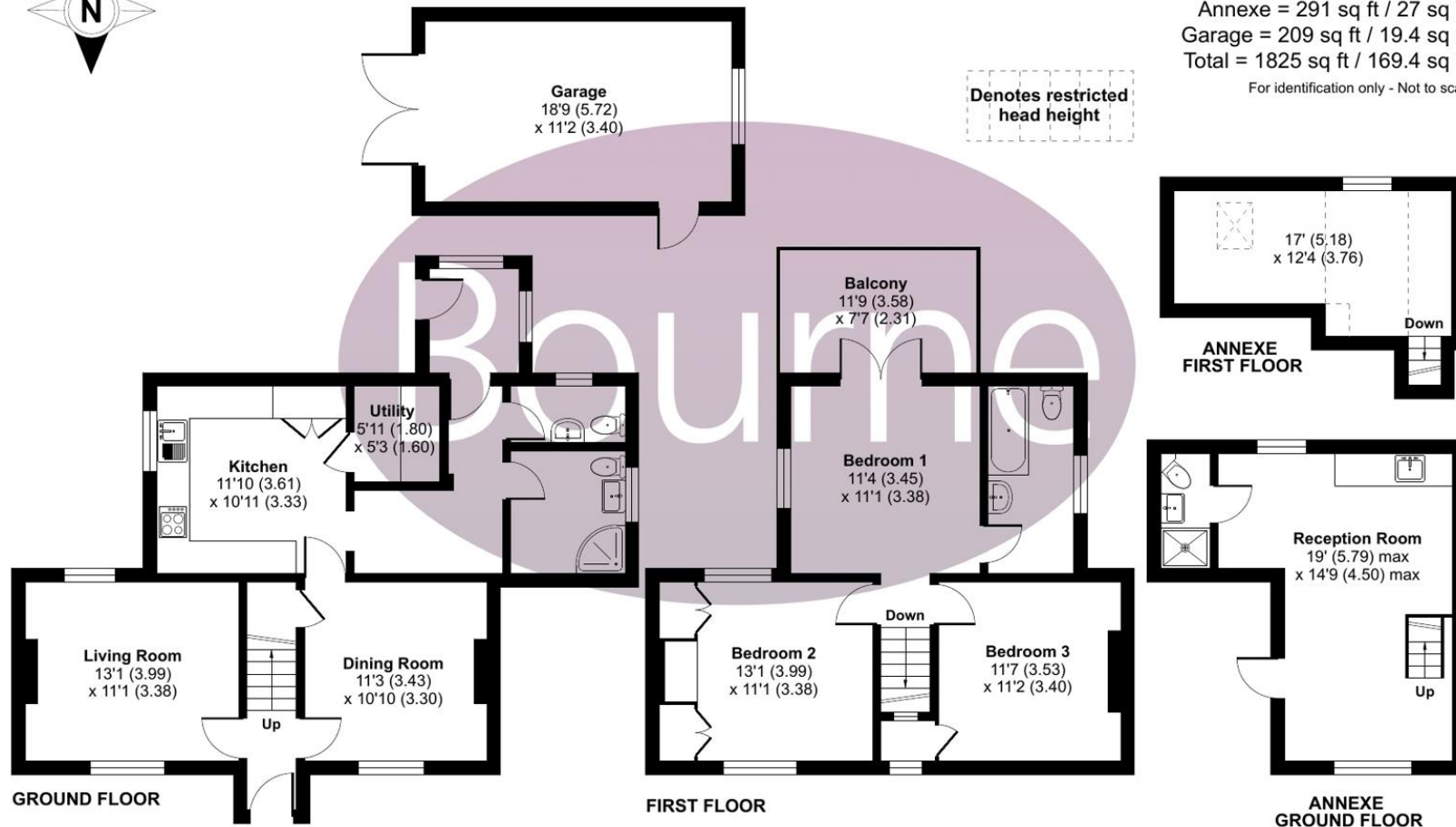
- Three Bedroom Detached
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Shower Room
- First Floor En Suite
- Balcony
- Annexe Accommodation
- Views Over Fields
- Potential To Purchase Further Land



# Floorplan

## Maple Cottage Petersfield Road, Bramdean, SO24

Approximate Area = 1227 sq ft / 114 sq m  
Limited Use Area(s) = 98 sq ft / 9.1 sq m  
Annexe = 291 sq ft / 27 sq m  
Garage = 209 sq ft / 19.4 sq m  
Total = 1825 sq ft / 169.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2023. Produced for Bourne Estate Agents. REF: 1032080

# Location

Bramdean lies halfway between Winchester and Petersfield, nestled amidst picturesque rolling farmlands and Downland landscapes. Within the village, you'll find a garage with a quaint small shop, the inviting Fox Inn, and a historic Norman church.

Just a short four-mile journey to the south, you'll encounter Alresford, a delightful Georgian town adorned with a multitude of charming color-washed homes. Alresford also boasts a diverse array of boutiques and specialty shops offering everything from antiques and gifts to gourmet foods and fashionable clothing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: [alton@bourneestateagents.com](mailto:alton@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)