

# Hellards



*At home in Bramdean*

# The Stables, West End Farm, Bramdean

ALRESFORD, HAMPSHIRE, SO24 0JU

## Asking Rent £ 1,500 PCM

- Energy Performance Rating D
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band B
- Two Bedrooms
- Kitchen / Breakfast Room
- Sitting / Dining Room
- Bathroom
- Cloakroom



A detached cottage in the popular village of Bramdean, and set on the driveway to the main house.







The accommodation includes a split level entrance hallway with double doors through to the good-sized and naturally well-lit sitting / dining room. Further doors lead through to the kitchen / breakfast room which features a washing machine, dishwasher and fridge freezer. A further door from the hall leads to the downstairs cloakroom.

Upstairs is the main bedroom, with built in wardrobe, the second bedroom also with built in wardrobe, and the bathroom.

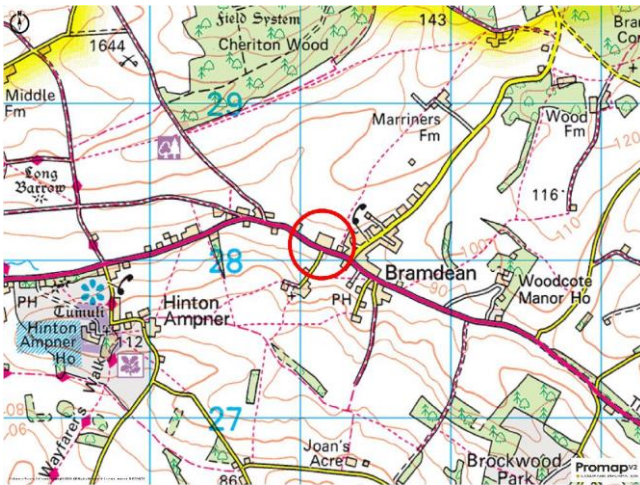
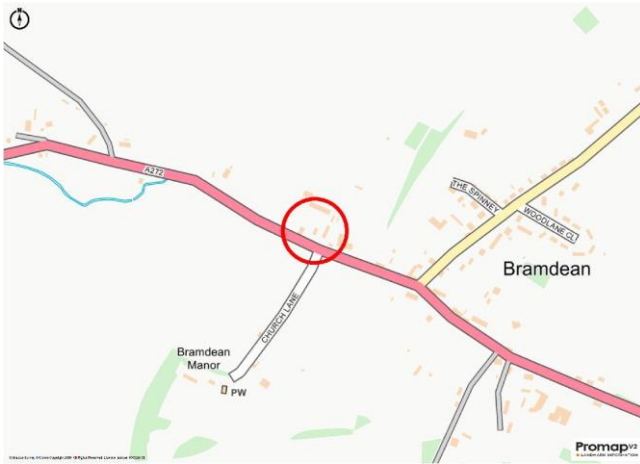
Ultrafast broadband is available (Source: Ofcom). A mobile signal is likely from EE and Three, but not from O2 or Vodafone (Source: Ofcom).

Bramdean is surrounded by stunning Hampshire countryside. It is a very sociable village and has its own pub and village hall. There is a good range of excellent state and private schools within close proximity and there is a good nursery school in the village. Bramdean is ideally located for rail access to London with trains from Winchester to Waterloo taking about an hour. The A272 links to Petersfield, Winchester and Southampton, with Southampton Airport being only 30 minutes away by car or the local bus service which is located within very easy walking distance.

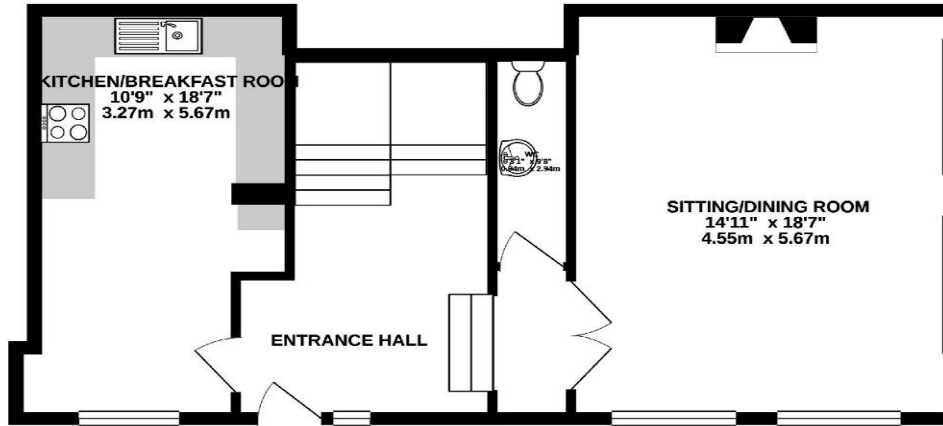


### DIRECTIONS

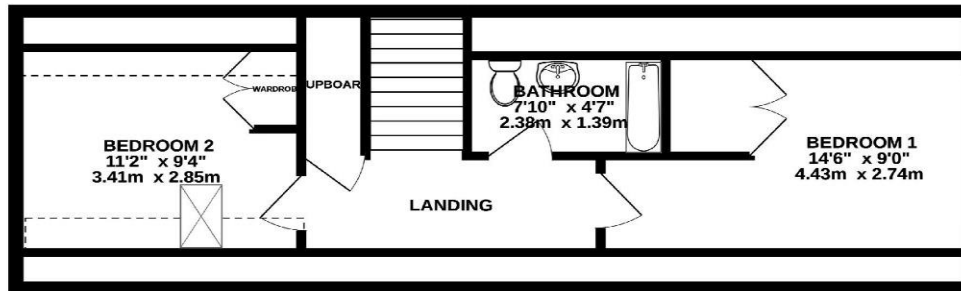
From the centre of Alresford, proceed east along East Street and continue through the village of Bishops Sutton to the roundabout with the A31 (Winchester to Alton road). Take the 2nd exit onto Old Park Road (sign posted Bramdean) and continue over Bramdean Common, following the road, which becomes Wood Lane, as it enters the village. Turn right at the bottom of Wood Lane onto the A272 and West End Farm is found a short distance along on the right hand side.



**GROUND FLOOR**  
650 sq.ft. (60.3 sq.m.) approx.



**1ST FLOOR**  
473 sq.ft. (44.0 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>75</b>		
	<b>57</b>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

**01962 736333**

**lettings@hellards.co.uk | hellards.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

