



At home in Brockwood

1 Stable Flat, Brockwood

ALRESFORD, HAMPSHIRE, SO24 0LQ

Asking Rent £ 1,400 PCM

- EPC D
- Minimum Term 12 months
- Deposit £1615.35
- Council Tax Band B
- Three double bedrooms
- Ground floor hallway with coat & boot storage

Located between Bramdean and West Meon and set within a beautiful Country Estate is this spacious and versatile maisonette.





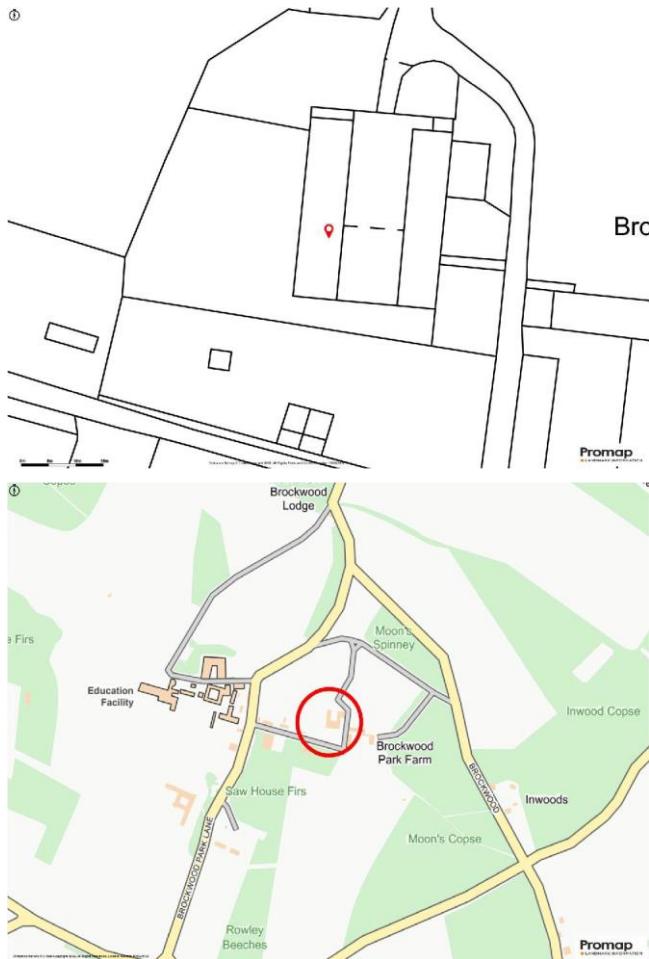
Set in a Courtyard, this unique property has a private front door, leading to an entrance hall with stairs to the first floor.

A door leads through to the hallway, which runs the length of the property and overlooks the courtyard and stables.

There is a dual aspect kitchen / dining room, with a useful larder. At the opposite end of the hallway is the master bedroom, with two further double bedrooms and a sitting room with woodburning stove. All of the rooms overlook the private fenced garden, as well as the surrounding paddocks and parkland beyond. The property benefits further from access to a large storeroom with W/C and covered parking area.

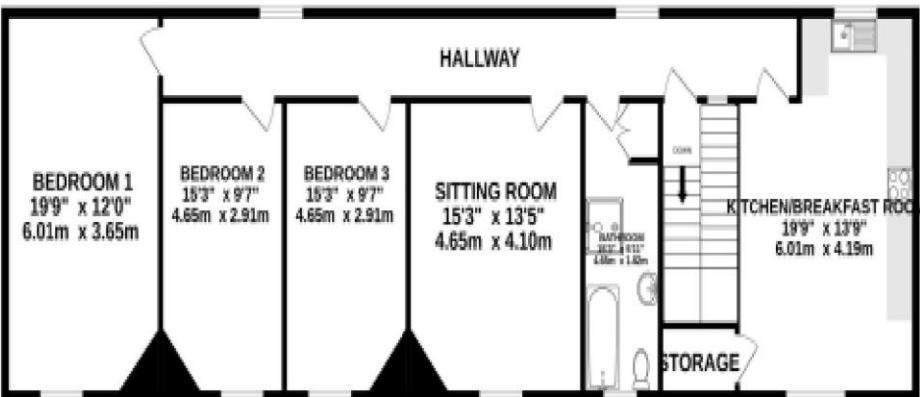
The property is heated by way of a biomass boiler. We understand that there is fibre broadband to the property giving download speeds of approximately 100 Mbps.

Bramdean is located within The South Down National Park. The area is surrounded by attractive rolling farmland and downland. The A272, which runs nearby, provides a direct link to the Cathedral city of Winchester which has many excellent amenities including a mainline station to London Waterloo and access on to the M3 north to London or south to the M27 coastal motorway and the ferry ports. To the east, Petersfield has good shopping facilities and access on to the A3. Within a short drive the A272 joins the A32 at the West Meon Hut providing fast access to several towns including Alton, Fareham, Southampton and Portsmouth.



GROUND FLOOR
10 BMT (13.45 sq.m) approx.

1ST FLOOR
13M BMT (12.31 sq.m) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix 63322.

DIRECTIONS

From our office, turn left at the top of Broad St. onto East St. Continue along and through Bishops Sutton and over the roundabout onto Old Park Road. Continue over Bramdean Common until you reach the 'T' junction with the A272. Turn left and keep on the A272 until you reach the cross roads, and turn right signposted Brockwood. Travel up hill and follow the road to the left by Brockwood Park School. At the top of the hill, there is a track on the left signposted "Private Road Brockwood Farm". Turn left down the track and follow it round to the right. The stables can be found at the end of the track.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100)	A		Very environmentally friendly - lower CO ₂ emissions (92-100)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D	68	(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F	59	(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs					
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.