



*At home in Bramdean*

# The Granary, Bramdean

ALRESFORD, HAMPSHIRE, SO24 0JU

## Asking Rent £ 1,500 PCM

- Energy Performance Certificate - Awaited
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band C
- Open-Plan Living Space
- Kitchen with Appliances
- Dual Aspect Sitting Area
- Spiral Staircase with Galleried Landing
- Two Bedrooms
- Shower Room



A beautifully presented detached home, with an open-plan living space and galleried landing, located in the popular village of Bramdean.



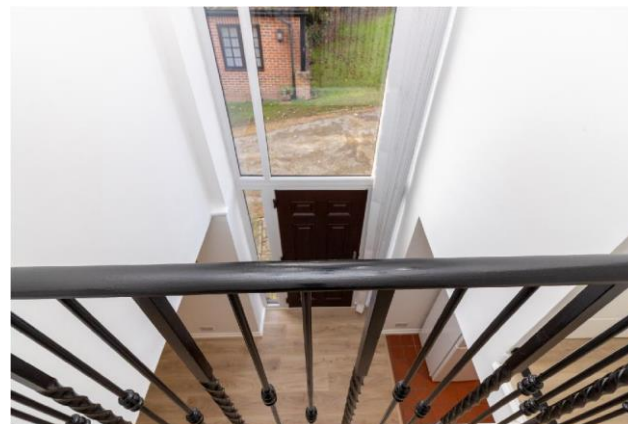


This brick and flint property has an imposing entrance, with full height window, Upon entering, there is an open-plan living space with wooden beams and feature spiral staircase. On the left is the modern kitchen with appliances. To the right is a dual aspect sitting area.

Upon ascending the stairs, there is a galleried landing. The main bedroom is to the left, and to the right is the second bedroom and shower room.

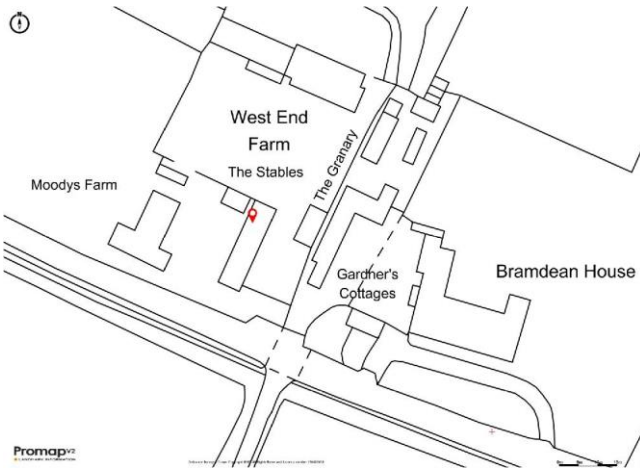
Standard broadband is available (source: Ofcom). A mobile signal is likely from EE and Three, Limited from Vodafone and none from O2 (source: Ofcom).

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.

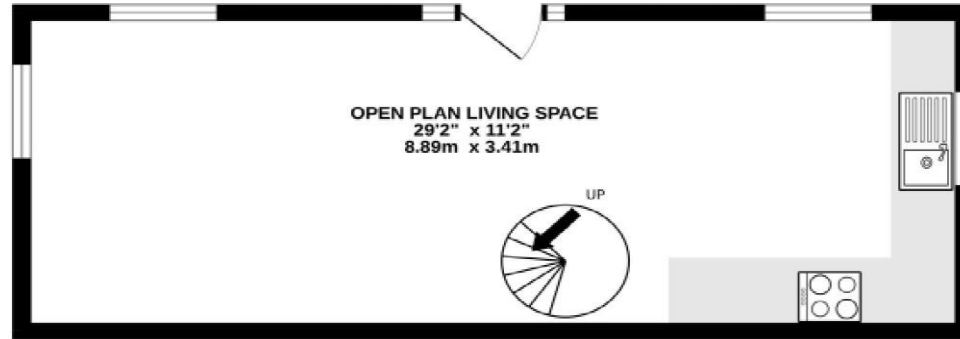


### DIRECTIONS

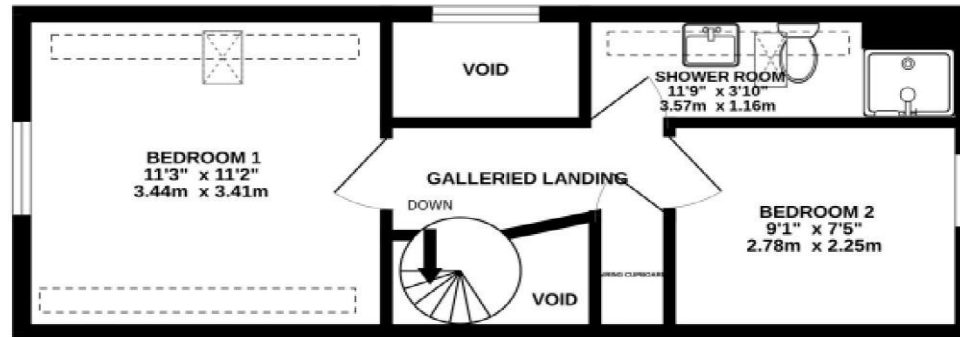
From the centre of Alresford, proceed east along East Street and continue through the village of Bishops Sutton to the roundabout with the A31 (Winchester to Alton road). Take the 2nd exit onto Old Park Road (sign posted Bramdean) and continue over Bramdean Common, following the road, which becomes Wood 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**  
326 sq.ft. (30.3 sq.m.) approx.



**1ST FLOOR**  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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 62024



EPC Awaited

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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.

