

wpr

# West Wing

Bramshott | Hampshire | GU30 7RG





## West Wing

Bramshott Court, Tunbridge Lane, Bramshott, GU30 7RG

### Freehold

Exciting opportunity to acquire a generous wing of Bramshott Court, a handsome country house with origins dating back to the mid seventeenth century, which has later divided into its current configuration in the 1960's. Bramshott Court still retains a very special uniqueness, and the position, adjacent to the River Wey, is particularly tranquil.

Generous communal gardens in addition to a tucked away private sunken courtyard garden.

Offered with no onward chain.

- 1680 original build, with large exposed Ships timbers in the loft
- Enjoying a rural position within the hamlet of Bramshott, whilst being close to amenities, mainline train station and the A3 at Liphook
  - Private and communal gardens
    - Parking and garage
- 23'6 x 17' open plan living space with garden views to both aspects
  - Entrance hall and cloakroom
  - Large landing with views over grounds
  - Two double bedrooms and shower room
- En suite master room occupying the whole of the top floor; enjoying elevated views



- Stunning period property which has been divided into a small number of prestigious mews houses
- Idyllic rural setting surrounded by woodland, pasture and country homes, with the River Wey as a backdrop at the end of the communal gardens
- Long driveway (recently relaid) into Bramshott Court opening into a parking and turning area. Single garage with insulated roof and electric roller door. Store room and log store to the rear
- Gate and archway opening into two paved pathways one leading to the front door the other lowering to a private walled courtyard garden, with brick outbuilding and verandah
- Further German verandah with integrated mood lighting, offering a perfect spot to enjoy the private courtyard whatever the weather, with pathway leading to an arched private front door
- Hallway area with cloakroom to the rear
- Large open plan L-shaped reception area, laid with Amtico flooring, enjoying a dual aspect with delightful garden views, all the windows being fitted with remote control blinds for shade and privacy. Fireplace fitted with a wood burning stove, high ceilings and deep recessed window sills enhance this lovely reception space
- Fitted kitchen with two large larder cupboards, integrated oven and induction hob. Plenty of cupboards, worktops and space for further white goods. Door opening onto a beautifully manicured communal lawn with paved pathways around the edge which lead down to further delightfully landscaped communal gardens, arranged over a series of terraces, ending at the River Wey
- Good sized long landing with many windows overlooking lawns
- Two good sized first floor bedrooms, both with built in wardrobes & overlooking the private courtyard; one used as a study with built in desk
- Modern family shower room
- Stairs to second floor master suite with vaulted ceiling complete with character beams. Newly installed oak banister, feature bath and en suite WC/sink
- Offered with no onward chain





## LOCATION

Bramshott is a delightful rural village, with origins as a hamlet dating to the early 13th century. At the heart of the village is St Mary's church (1220) which has an open churchyard extending to approximately 5 acres and includes over 300 Canadian WW1 war graves. The village radiates from this point with many character properties interspersed with more modern development. The area is surrounded by much woodland (Bramshott and Ludshott commons) which were formerly part of the Royal Forest of Woolmer, with the River Wey gently meandering through much of the village. Facilities are available in Liphook which is less than 2 miles away offering a wide range of independent shops, cafes, restaurants and pubs in addition to a large Sainsburys supermarket. There is a railway station offering a stopping service into London. Golf and Leisure facilities are available close by at Griggs Green, whilst the towns of Haslemere and Petersfield are within a short drive offering a greater range of facilities and faster train services. There abounds a great range of excellent schooling.

## DIRECTIONS

From the A3 southbound take the Liphook exit. At the T-junction turn right, going over the A3, and take the first road on the left towards Bramshott into Church Road. Turn left by St Mary's church into Church Lane. At the bottom turn right onto Tunbridge Lane. Proceed for approximately a mile. The drive for Bramshott Court can be seen on the left and ends in a large parking area to the front of the property. West Wing is accessed via a gate to the right of the property

## COUNCIL TAX

East Hampshire District Council/Hampshire County Council.  
Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

Mains water, electricity and drainage. Calor gas heating. Secondary glazing throughout ground and first floor. Maintenance charge of £90 pcm for communal garden areas and shared driveway.



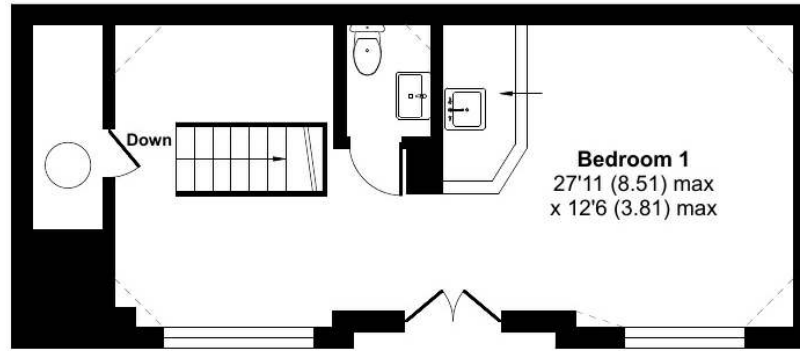


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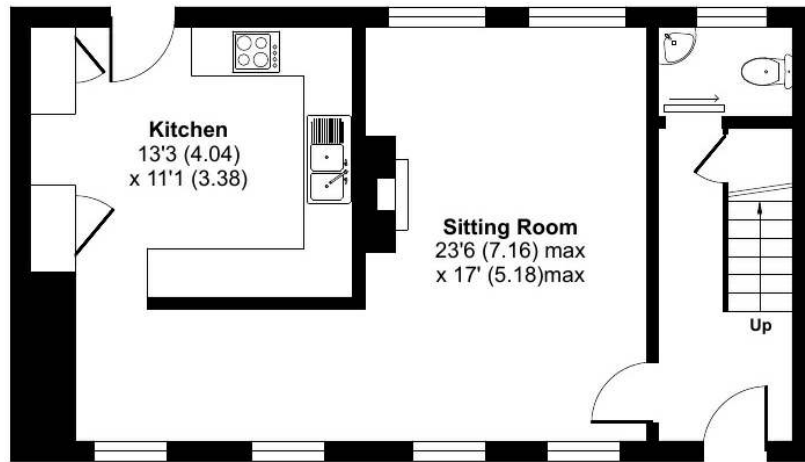
Approximate Area = 1428 sq ft / 132.6 sq m (excludes store)  
 Limited Use Area(s) = 9 sq ft / 0.8 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Total = 1609 sq ft / 149.3 sq m



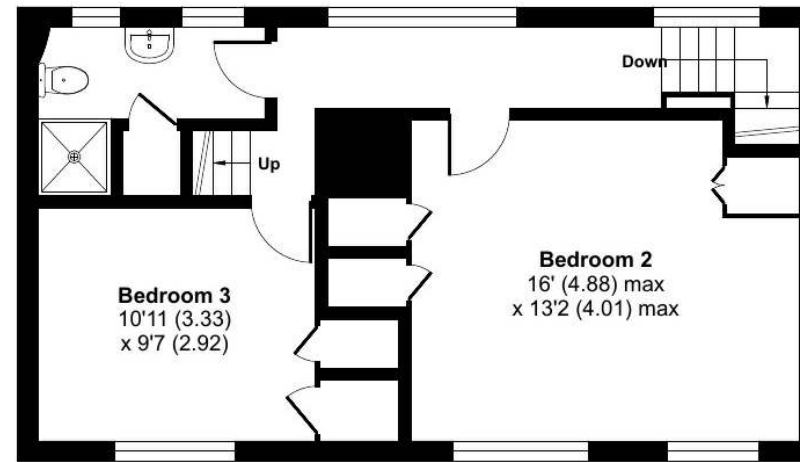
For identification only - Not to scale



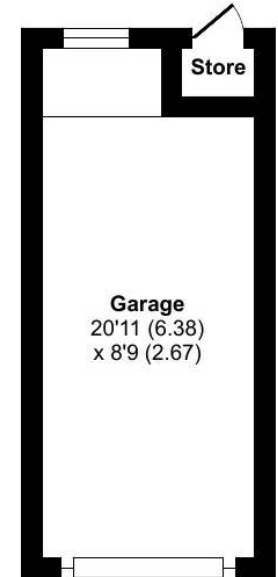
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1023746

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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