

CHURCHILL

COUNTRY & EQUESTRIAN



Woolmer Farm House, Bramshott, Liphook, Hampshire, GU30 7RD

Occupying a sensational position adjacent to Ludshott Common with miles of sandy tracks and year-round riding, Woolmer Farm House extends to approx. 6.6 acres with 2 stables and feed store and a range of outbuildings including; a sizable wooden barn, double garage, garden shed and hay barn.

- **A charming 3 / 4-bedroom property in a superb, secluded position at the foot of Ludshott Common**
- **Some 6.6 acres on greensand**
- **A rare opportunity for a small equestrian set up, with riding straight onto Ludshott Common benefitting sandy tracks and National Trust Bridleways, leading all the way to Grayshott and Waggoners Wells**
- **A range of outbuildings including stables and a sizable wooden barn with a concrete base**
- **Delightful family home with potential to extend SSTP.**



The Property

The detached property has an inviting entrance hall leading to the kitchen and breakfast room on one side, complete with a range of fitted cupboards, Rayburn cooker and open fire. The cosy living room features an open fire and benefits views of the side garden. Downstairs, you'll find a bright conservatory with double doors leading out to the garden, a study and bathroom.

Upstairs there is spacious open landing, three double bedrooms, an office or nursery, a family bathroom and further single WC. Additionally, there is ample storage space in the large loft above.

Outside

Outside the large attractive gardens surround the property, predominantly laid to lawn adorned with mature trees and flowerbeds with a patio area to the rear of the property. The property also benefits from a double garage.

The land is thoughtfully divided into four paddocks and extends to approximately 6.6 acres (2.67Ha) accessible from the property or via a separate gated entrance giving another vehicular access. Situated on Greensand, the free draining soil offers all year turn out that's sure to be appreciated by equestrian enthusiasts. The stable block with feed store has water and electricity connected. The land is nicely sheltered with mature hedges and trees and fenced with a mix of stock and post and rail fencing and would lend itself well for further stabling and potentially a sand school SSTP.

Location

Situated just outside Bramshott, Woolmer Farm House enjoys a prime location between Liphook and Headley Down, with Liphook only 2 miles away offering a choice of shops, pubs, and a cinema for convenience. Adjacent to Ludshott Common, renowned as one of the greatest remaining areas of heathland in East Hampshire, this property boasts direct access to a superb network of footpaths and bridleway right on the doorstep.

Just a 5-minute drive from the A3, the property has good links to London both by car and train with the closest stations at Liphook (15 minutes) and Haslemere (16 minutes). Of equestrian interest feed and bedding is available from Luff's Farm shop at Headley, Rokers in Guildford and AnA's at Tilford, Farnham. The local Hunt is Hampshire. Merrist Wood equestrian centre is within half an hour.







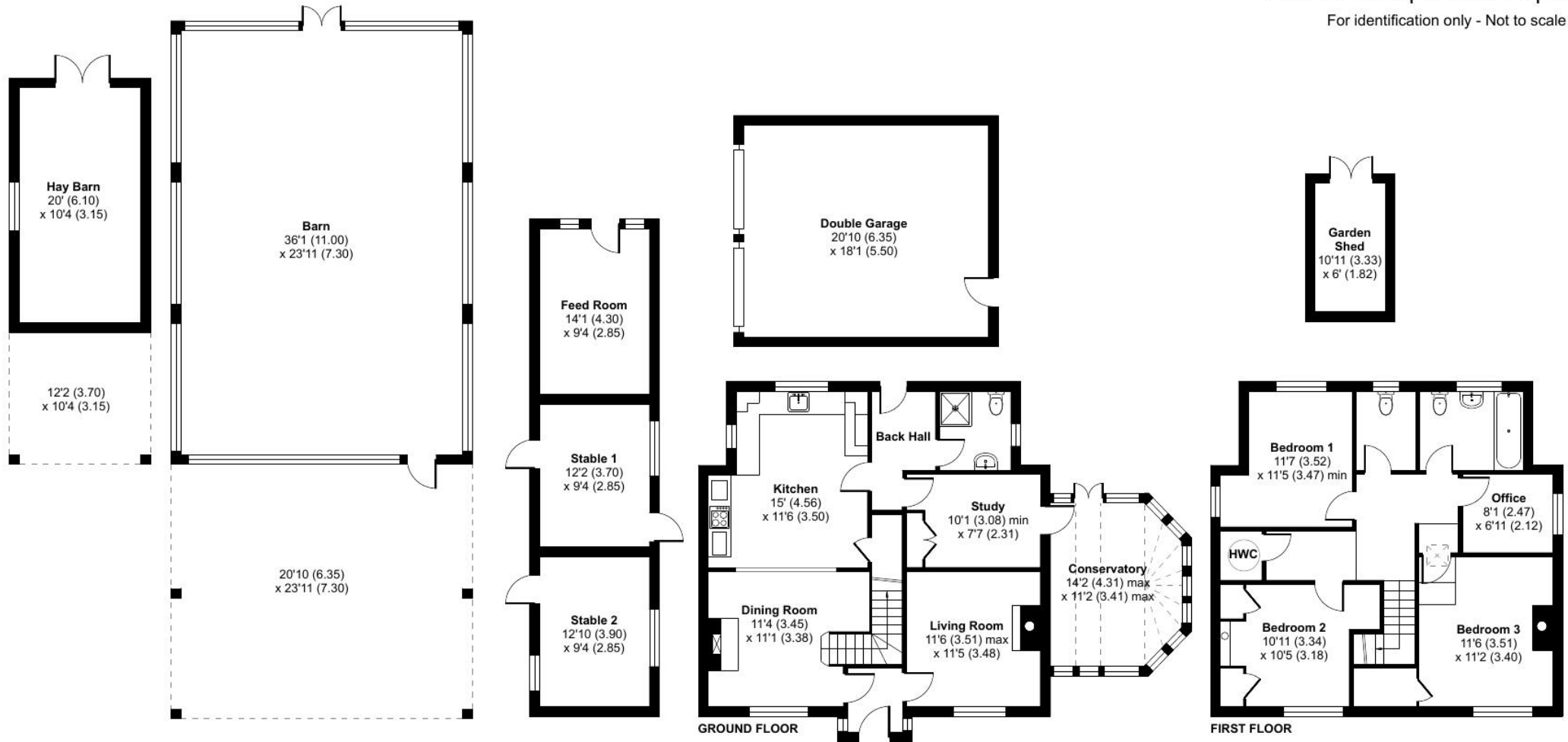
Approximate Area = 1604 sq ft / 149 sq m

Garage = 366 sq ft / 34 sq m

Outbuildings = 1491 sq ft / 138.5 sq m

Total = 3461 sq ft / 321.5 sq m

For identification only - Not to scale





Further Information

Services: Mains electricity connected and private drainage with soakaway in place. Water from a metered supply from the neighbouring farm.

Local authority: East Hampshire

Tax Band: E

EPC: Band E

Tenure: Freehold

Photographs: Taken April 2024

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents or Hamptons Estate and Lettings Agents

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Viewing strictly by appointment - Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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