



*At home in Bramdean*



# The Well House, 8 Upper House Farm

WOODLANDS, BRAMDEAN, HAMPSHIRE, SO24 0HW

## Asking Price £1,000,000

- Superb Barn Conversion from 1997
- Vaulted Ceilings and Exposed Beams
- Spacious Central Drawing Room
- Beautiful South-West Facing Garden
- Private and Secluded Position
- No Onward Chain

A superb character home in a wonderful rural setting in the heart of the South Downs National Park, located between Alresford and Petersfield. The barns at Upper House Farm were converted in 1997 and are centred around a central courtyard. The Well House is particularly stunning due to its striking drawing room with vaulted ceilings and exposed beams, and its lovely, south-west facing garden with views over a neighbouring field. Despite its tranquil rural setting, the property benefits from having superfast broadband, as well as easy access to the A32, which links Alton and Fareham. There is no onward chain.

The property is approached from the gravelled driveway, where there is parking for 3-4 cars. The front door opens to a hallway and up to the beautiful drawing room, which has an open fireplace, wooden flooring, French doors at both ends, and stairs up to a galleried landing and cloakroom. Off the drawing room is a bedroom/study and a utility room. From the drawing room, steps lead down to a hall where there is a double bedroom and a bathroom. At the end of the hall, a door opens to the open-plan kitchen and dining room, with flagstone flooring, fitted kitchen units and granite worktops, a large larder cupboard and doors to the garden.

From the hall, stairs lead up to a long galleried landing, which is used as a library. A door opens to the light and airy main bedroom, which has a vaulted ceiling, skylight windows, built-in wardrobes and an amazing view of the garden and adjoining field.







A gate from the driveway leads through to the pretty garden, which enjoys a sunny aspect as well as a high degree of privacy and seclusion. From the house and garden, there is a lovely outlook over the field. A paved terrace adjoins the back of the house with direct access to the kitchen. A few steps lead up to the lawn, where there are some established flower/shrub borders and a potting shed with electricity; the whole garden is enclosed by post and rail fencing.

Woodlands is a quiet rural semi-location, set within The South Downs National Park, 4-5 miles from Alresford. 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.

### SERVICES

Mains electricity is connected. Mains water is pumped to the 8 properties via a pumping station close to the West Meon Hut. There is a shared septic tank drainage system in place. Oil-fired boiler - the oil tanks for the properties are located in a nearby communal area. Gas for the hob is via gas bottles.

### LOCAL AUTHORITY INFORMATION

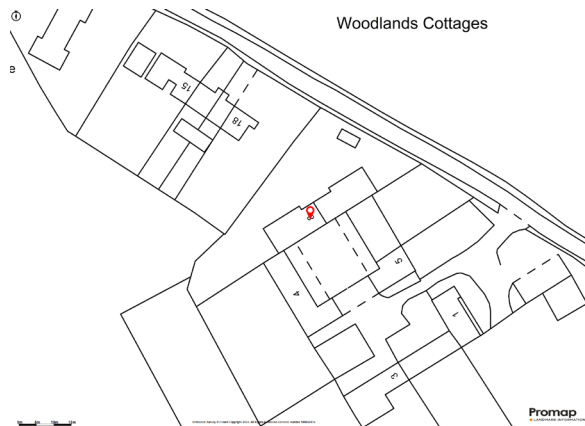
Winchester City Council  
Council Tax Band: G

### DIRECTIONS

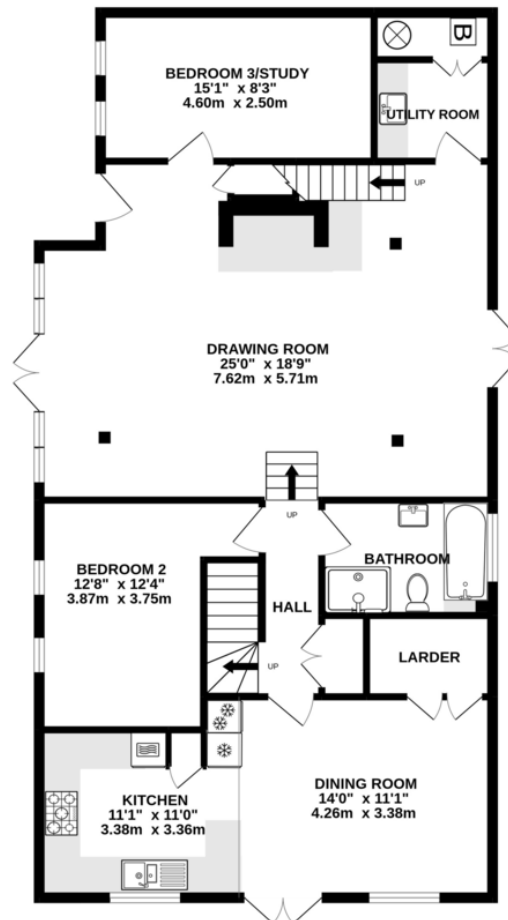
From Alresford, proceed through Bishops Sutton. At the roundabout with the A31, take the 2nd exit into Old Park Road, signposted Bramdean. Proceed ahead for 1.5 miles. At Bramdean Common turn left, signposted Petersfield. Follow the road for about 2 miles, turning left at the sharp bend and going past the chapel, on the right. The Well House will be found on the right hand side. [what3words location](#) [///essential.headings.listed](#)



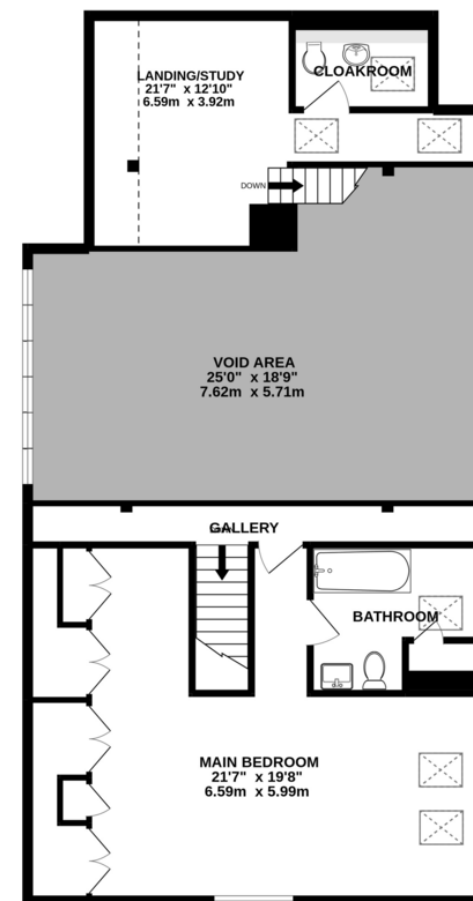




GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	70
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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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.

