



The Old Cottage

HINTON WOODLANDS | BRAMDEAN | ALRESFORD | HAMPSHIRE | SO24 0HP

Wilson | Hill

3 Double Bedrooms | Family Bathroom | Sitting Room | Family Room | Study/Snug | Kitchen/Breakfast Room | Cellar | Studio/Bedroom 4 with Underfloor Heating, Shower Room, Kitchenette and Mezzanine Office Space | Parking for Several Cars | Garden in all about 0.37 acres (0.149 ha) | Situated within the South Downs National Park
Mileages: Petersfield 9 miles, Alton 11 miles, Alresford 6 miles, Winchester 11 miles, London 61 miles
Mainline station and A3 at Petersfield. Main line station and M3 at Winchester



| The Property

The Old Cottage is a pretty Grade II listed cottage dating from the early 18th century which has been extended over the years and now provides good modern family accommodation. The rooms are bright and airy thanks to the generous ceiling heights with beautiful views over the garden to farmland beyond. The original front door opens into the fabulous sitting room with original inglenook fireplace and exposed beams with a sunny family room beyond and an

outside door onto a south facing terrace. The kitchen/breakfast room is well appointed with electric Aga and spacious dining area leading through to the study/snug. Upstairs are 3 good bedrooms and a modern family bathroom. The double garage has recently been tastefully converted into a studio/fourth bedroom with underfloor heating, kitchenette, shower room and mezzanine area and has planning permission to create a first floor office space.





| Location

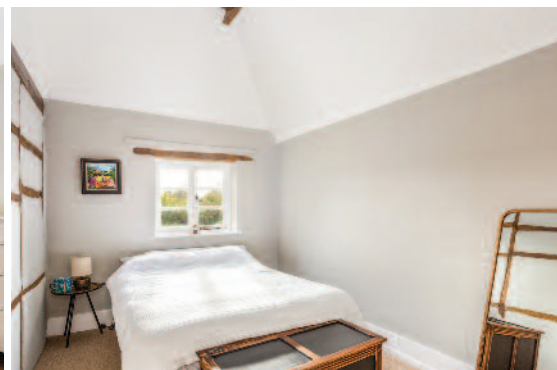
A unique location set in a small hamlet close to the village of Bramdean. The Old Cottage is set back from a quiet country lane with far reaching views to the south and west. Bramdean has an active community with village hall, 12th Century church, garage and public house. The cottage is privately positioned with neighbours and with fields behind and across the lane. Local shopping options include the village community shop at West Meon where there is also a primary school, village hall, butcher's, shop and doctor's surgery also the garage and shop at the West Meon Hut crossroads. Alresford is within easy driving distance with its wider amenities.

The Meon Valley and Woodlands/Bramdean area is part of a gently undulating rural landscape that has remained largely unchanged for hundreds of years. It is a great location for cyclists and walkers as the network of local lanes meander for miles. The A32 is nearby for easy access to Alton to the north and the M27 to the south. The A272 also lies conveniently to the south connecting Winchester and Petersfield, providing a choice of wider amenities and mainline stations with services to London Waterloo in just over an hour. The A3 can be accessed at Petersfield, which provides good regional links to Guildford and the South Coast.

There is an excellent choice of private and state schools in the region: The Petersfield School, Perrins Secondary School (Alresford), Peter Symonds (Sixth Form Winchester), Bedales and Churcher's at Petersfield, Princes Mead, Pilgrims, Twyford, St Swithun's, Winchester College and The Alton School. A local nursery school operates within the village. There are mainline stations with services in just over an hour to London Waterloo from Petersfield, Alton or Winchester.

| Outside

From the lane a five bar gate opens onto the drive which leads up to a parking area in front of the converted garage. A herbaceous border runs along the drive creating year round interest on arrival. There is also access from the lane through a pedestrian gate and up a path to the original front door. The house is screened from the lane by a thick hedge creating a totally private garden and a country hedge separates the garden from the fields on the boundary to the rear of the house. A terraced area along the south west end of the house is perfect for summer entertaining and early evening sundowners overlooking the unspoilt landscape.



Directions to SO24 0HP

From Petersfield/A3 leave on the A272, (towards Winchester). After the West Meon Hut/A32 crossroads take the second turning on the right sign posted to 'Woodlands' (opposite a turning to Brockwood/East Meon). The Old Cottage is the first house on the left after about ½ mile.

From Winchester follow the A272 into Bramdean, pass through the village and out the other side. After a few hundred yards turn left, sign posted 'Woodlands', opposite a right hand turning for Brockwood and East Meon.

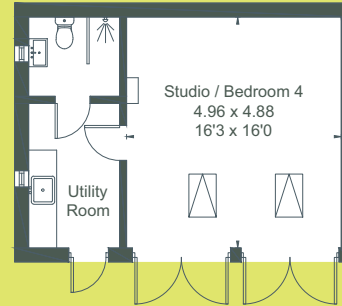
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Details and photographs dated November 2022

Viewing strictly by appointment.

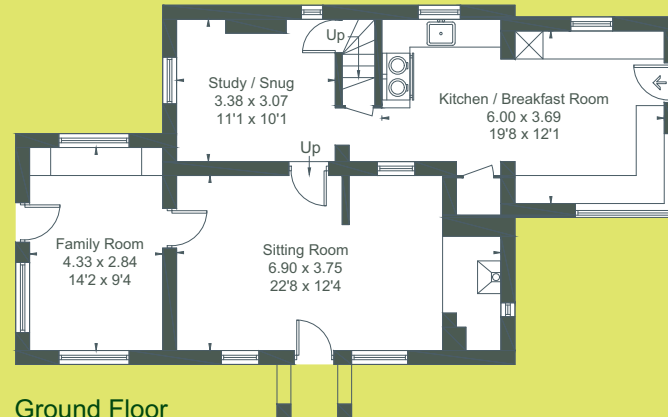
Approximate Area = 122.4 sq m / 1317 sq ft
 Garage = 33.6 sq m / 362 sq ft
 Mezzanine = 9.3 sq m / 100 sq ft
 Total = 165.3 sq m / 1779 sq ft
 Including Limited Use Area (9.8 sq m / 105 sq ft)



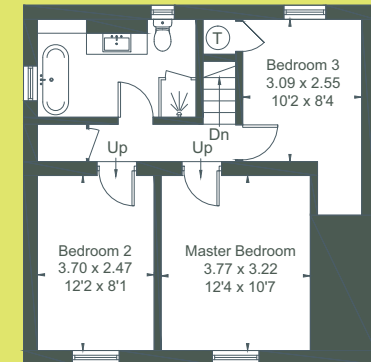
Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



Garage - First Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 309062

Services: Oil Fired Heating, Private Drainage,
 Private Water, Mains Electricity.

Local Authority: Winchester City Council,
www.winchester.gov.uk, 01962 840222

Council Tax: Band E. **EPC:** Not required as Listed.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

