



The Old Curates House

BRAMDEAN | ALRESFORD | SO24 0LP

BCM

Wilson | Hill

Main Bedroom (En Suite Bathroom) | 6 Further Double Bedrooms (1 En Suite Bathroom) | Shower Room & Family Bathroom | Office | Entrance Hall | Drawing Room | Sitting Room | Dining Room | Kitchen/Breakfast Room | Boot Room | Utility Room | Cloakroom | Large Cellar | Double Length Garage & Parking Area | Greenhouse & Garden Shed | Swimming Pool | Pool Shed | Well stocked & Mature Garden | Separate Paddock | In all about 1.5 acres (0.6 ha) | Situated within the South Downs National Park

Mileages: Petersfield 9.5 miles, Alton 12.1 miles, Alresford 5.4 miles, Winchester 9.8 miles, London 60 miles

Mainline station and A3 at Petersfield. Main line station and M3 at Winchester







I The Property

A charming Grade II Listed village house with Georgian heritage in a private setting. There are well proportioned elegant reception rooms for formal entertaining with a fine entrance hall which contrast with a cosy family sitting room adjacent to the farmhouse style kitchen. A practical boot room, large cellar and utility room cater for storage and day to day country living.

On the first floor are five double bedrooms (two with en suite bathrooms) and a study (in tandem to bedroom 5) with back stairs to the kitchen. A second-floor suite of two further bedrooms provides additional family space or guest options and can be closed off. Overall, a brilliant family house which can expand or contract according to generational and entertaining needs. It also has lock up and leave ability.



I Location

Discreetly located up a narrow no-through lane The Old Curates House enjoys a rather unique central yet edge of village setting with a small paddock opposite providing a secure pastoral outlook, and the mature private garden is all behind the house. Bramdean has an active community with village hall, 12th Century church, garage, and public house. Local shopping options include the village community shop at West Meon where there is also a primary school, village hall, butcher and doctor's surgery. The garage and shop at the Meon Hut crossroads provide additional shopping with wider amenities at Alresford which is within easy driving distance.

The Meon Valley and Bramdean are part of a gently undulating rural landscape that has remained largely unchanged for hundreds of years. It is a great location for walkers with many local footpaths and for cyclists an extensive network of local lanes which meander for miles.



The A32 is nearby for easy access to Alton to the north and the M27 to the south. The A272 passes through the village conveniently 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, with good regional links to Guildford and the South Coast and the M3 can be accessed this side of Winchester. There is an excellent choice of private and state schools in the region. Perrins School (Alresford), Peter Symonds (Sixth Form Winchester), Bedales and Churcher's in Petersfield. Prince's Mead,

Pilgrims', Twyford, St Swithun's and Winchester College in Winchester or The Alton School. A local nursery school operates within the village.





| Outside

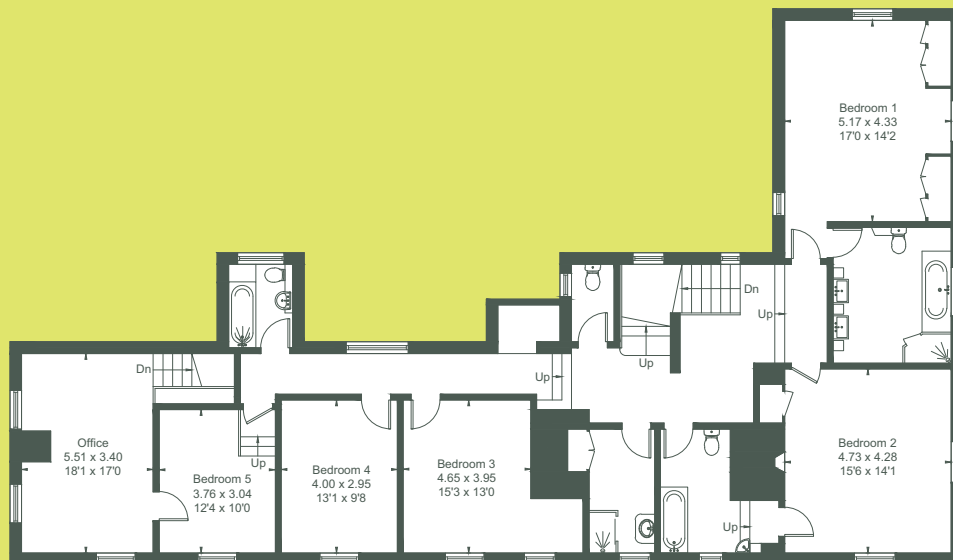
The house is set back from the lane with a beautiful well stocked manageable private garden mainly to the rear. The swimming pool is discreetly positioned in a partly walled lower garden providing a sheltered sun trap. A terrace lies behind the house with level lawn and several well stocked herbaceous borders. High boundary hedges, mature trees and shrubs provide

structure, seasonal colour and privacy. Beyond the formal garden is a former tennis lawn and a contrasting outer rear garden, with vegetable garden and fruit trees. A perfect garden for children or dogs to free range in and any gardener to enjoy. Trees screen a lower front parking area which provides plenty of hardstanding and access to a double length garage and outbuildings.

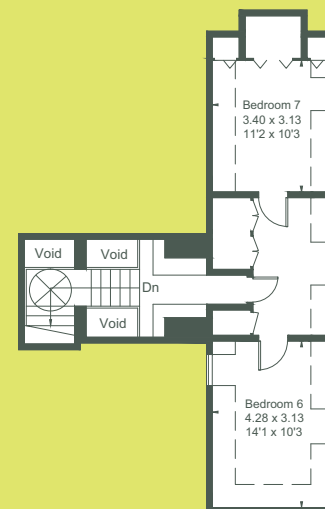
A small paddock is located opposite the house which is fenced on three sides. A neighbour owns the top half and so it has been easier to leave it unfenced down the middle to help grazing but could be fully enclosed if required. A small copse controls the outlook from the house and additional amenity space. In total the garden, paddock and wooded areas extend to about 1.5 acres (0.6 ha).



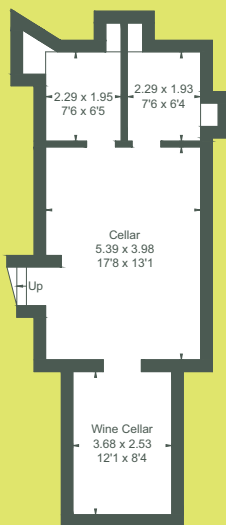
Approximate Area = 426.1 sq m / 4586 sq ft
 Basement = 44.4 sq m / 478 sq ft
 Garage = 35.3 sq m / 380 sq ft
 Total = 505.8 sq m / 5444 sq ft (Excluding Voids)
 Including Limited Use Area (13.1 sq m / 141 sq ft)



First Floor



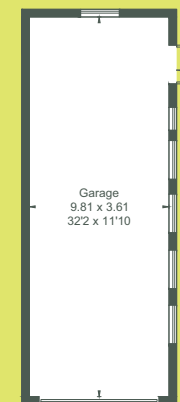
Second Floor



Basement



Ground Floor



(Not Shown In Actual Location / Orientation)

I Directions to SO24 0LP

From Petersfield/A3 leave on the A272, (towards Winchester). After the West Meon Hut/A32 traffic lights continue along the A272 to Bramdean. As you enter the village pass the 30mph sign, slow down and turn left (immediately before The Fox Inn) into Fox Lane.* The Old Curates House will be found soon after on your left.

From Winchester follow the A272 to Bramdean, carry on through the village passing the petrol station and soon after you will see The Fox Inn, turn right into Fox Lane (adjacent to the car park entrance) and follow as* above.



Agents Note:

- We understand there is a restrictive no building covenant on the paddock & use limited to agricultural or equestrian grazing.
- We understand a neighbour has a right of access over a small, designated area of the back garden for the purpose of being able to repair/maintain a small outbuilding.
- More detail can be provided by vendors solicitors during the conveyancing period.

Viewing strictly by appointment



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

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

Council Tax: Band G

EPC: F25

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.

Details and photographs dated July 2023

