





# Grooms Cottage | Pursers

Woodlands | Bramdean | Alresford  
Hampshire | SO24 0HP

Asking Price of £695,000

- Stunning, Individual Property
- Contemporary Interiors and Layout
- Set on an Impressive Private Estate
- Secluded National Park Location
- Large Rear Garden, Front Garden and Parking

A stunning property located in a tranquil and secluded rural setting within the South Downs National Park. Grooms Cottage occupies a discrete position within the grounds of Pursers, a quintessential country house estate built in the 18th century for Lord Northbrook.

Surrounded by beautiful Hampshire countryside, Pursers is approached via a long driveway, with fabulous views over beautiful rolling countryside. In contrast to its idyllic, timeless setting, Grooms Cottage has been modernised to a high standard and will appeal to people looking for contemporary living, with a focus on open and uncluttered space. It has been tastefully decorated and is presented in excellent order throughout.

The cottage is approached via a private lane to Pursers. Passing in front of the main house, the drive bears to the right, past a large pond and some stables. A gravel driveway leads to Grooms Cottage, where there is ample parking for several cars.

The front door opens to a lobby with hanging space for coats and storage for shoes, and then into the double height entrance hall, which has natural slate flooring, from where a wooden spiral staircase ascends to the first floor. Off the hall is a smart cloakroom and to the right, is the sizeable open-plan kitchen/dining room, which features oak flooring and French doors to the front garden. The contemporary kitchen has shaker style kitchen units with geometric tiling, a 1 ½ black ceramic sink, built-in Smeg appliances - double oven, ceramic hob, stainless steel extractor hood and dishwasher. A breakfast bar separates the kitchen from the dining area which has plenty of space for an 8 person table and chairs, as well as a sofa. The generously proportioned sitting room features washed oak





flooring and twin sets of French doors opening to the garden. Current usage has two sumptuous sofas and large dining table.

Upstairs, the long landing stretches along the back of the property, joining the two double bedrooms, and has a Velux window, an airing cupboard housing the hot water cylinder, and extensive storage cupboards. The large main bedroom has painted floorboards and windows on two sides allowing views of the garden and over the neighbouring fields. The second bedroom is also a double room, with painted floorboards and views from the triple aspect windows. The bathroom has a white suite comprising a bath with power shower above, a folding glass screen, a pedestal wash hand basin, wc, extractor and heated towel rail.

Overall the property and grounds measure 0.433 acres (0.175 hectares). The front garden is laid to lawn and is bordered by high hedging. At the far side, there is a large Victorian greenhouse measuring 4.8m x 2.9m (9'8" x 15'9"), which allows access through from the front into the rear garden. There is also a sizeable shed measuring 3.5m x 2.1m (11'6" x 6'10"). An ornate wrought iron gate leads through to the large rear walled garden. The garden is surrounded on two sides by high brick walls, and the rear of the cottage on the third side. The garden is laid to lawn with flower and shrub borders, a silver birch coppice, a large garden shed/summer house and a south facing Mediterranean style patio area.

The property is situated in a wonderful valley surrounded by attractive rolling farmland in the hamlet of Woodlands between the villages of Bramdean and Privett, just north of the A272, before it joins the A32. The A272 provides a fast link to the Cathedral City of Winchester which has many excellent amenities including a mainline station to London Waterloo, as well as access to the M3. 6 miles to the east Petersfield has excellent shopping facilities, a mainline station with fast access to London Waterloo, and access to the A3. The picturesque town of Alresford six miles away, has a vibrant café lifestyle and community. Local amenities are close by in West Meon.

#### SERVICES

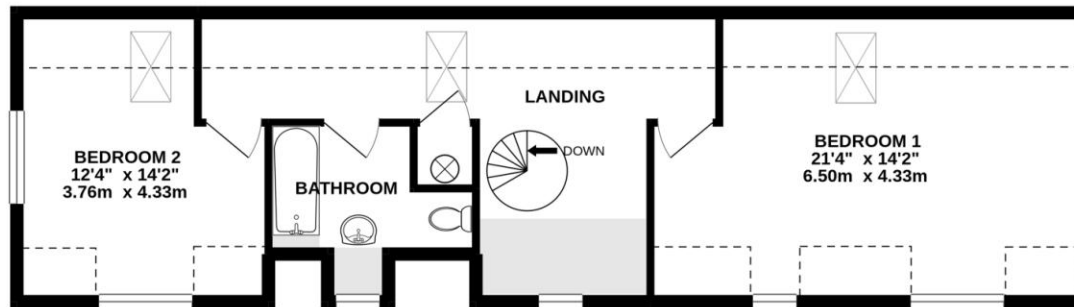
Mains electricity. LPG gas. Water from borehole on Lord Northbrook's Estate. Shared water treatment plant (new in 2017).

#### LOCAL AUTHORITY INFORMATION

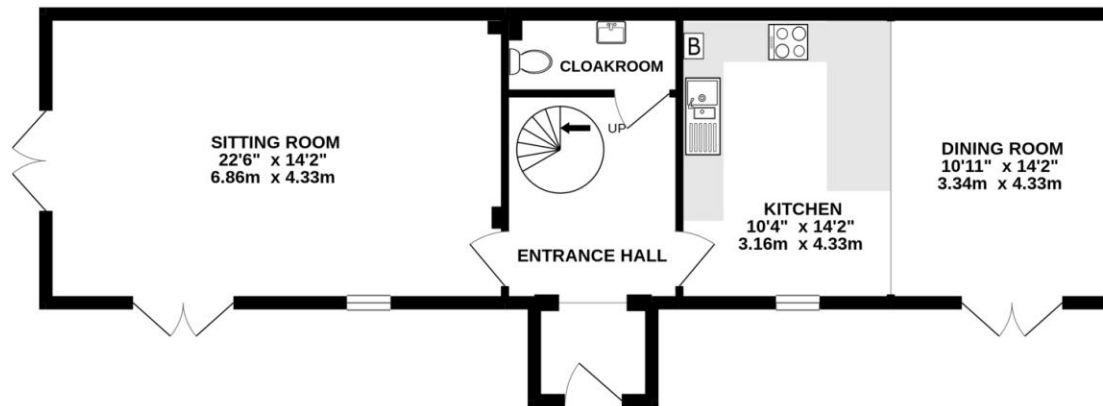
Winchester City Council  
Council Tax Band: E



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



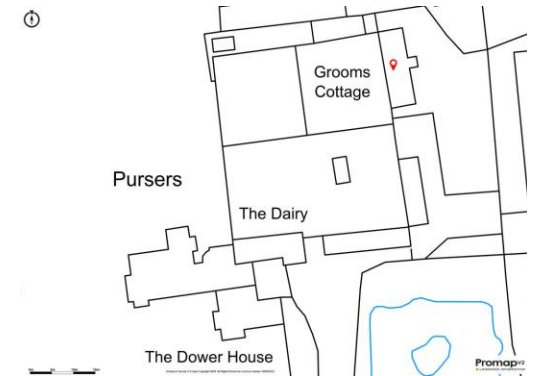
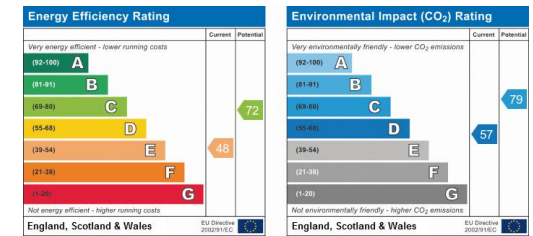
GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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DIRECTIONS: From Alresford, proceed through Bishops Sutton. At the roundabout with the A31, take the 2nd exit into Old Park Road. Proceed ahead for 1.5 miles then at Bramdean Common turn left, signposted Petersfield. Follow the road for 1.5 miles, turning left at the sharp bend. Continue ahead, ignoring the first entrance to Pursers on the left. The main entrance is clearly marked. Proceed up the driveway and turn right in front of the main house, and drive between the garages and the pond. Turn left, go past the stables and you will arrive at Grooms Cottage.