



Brackenway

Bramshaw | Hampshire | SO43 7JJ

**WOOLLEY  
& WALLIS**

Guide Price £950,000

An exciting opportunity to purchase this attractive cottage with paddock situated within the New Forest National Park.



### The Property at a Glance

- | Detached Victorian Cottage
- | Highly Sought After Location
- | Sitting Room
- | Kitchen/Breakfast Room
- | Three Double Bedrooms & Bathroom
- | 1.2 Acre Paddock
- | Outbuildings
- | 0.4 Acre Gardens
- | No Onward Chain

### Property

We are delighted to be offering for sale this detached forest cottage. Set well back from the road in a private position it was built in approximately 1850 and has had more recent extensions. It could now benefit from some cosmetic improvements.

Arranged over two floors, on the ground floor there is a spacious reception hall, sitting room and bathroom within the original cottage. The ground floor has been extended to provide a kitchen with breakfast area and a further room that is currently used as a bedroom but could easily be used as a further reception room. Upstairs there is a spacious landing and two double bedrooms.

Outside is where this cottage is at its best, surrounded by garden and paddock. The gardens are principally laid to lawn, with a variety of shrubs and trees. There is also a vegetable garden. To the rear of the property there is a variety of outbuildings and a paddock which is fully enclosed with 5-bar gate.





### Situation

Bramshaw, one of the most attractive New Forest villages, provides an excellent range of facilities to include village hall, church, two well renowned golf courses, two country public houses, hotels and garage. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance. The cathedral city of Salisbury is situated about 14 miles to the north. The M27 at Cadnam is about 2 miles distant.

### Directions

From the Ower roundabout proceed along the A36 in the direction of Salisbury. Take the left hand turning as you drop down the hill onto Blackhill Road, signposted Bramshaw. Proceed along here where the house will be found after about one mile on the right hand side indicated by our For Sale board.

### Services

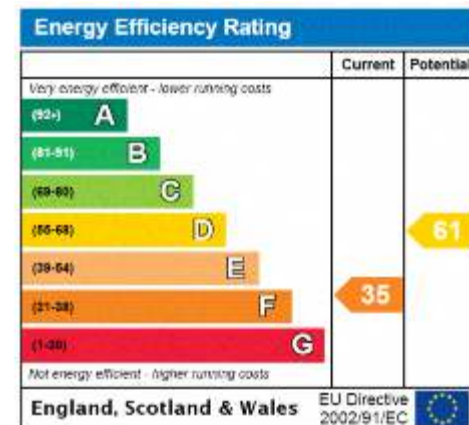
Main electricity and water. LPG Heating. Private drainage.

### Council Tax

New Forest District Council - Band E

### Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |  
01794 512129 romsey@w-w.co.uk | www.w-w.co.uk

# Brackenway

Approximate Gross Internal Area

Main House = 1303 Sq Ft / 121.04 Sq M

Car Port = 462 Sq Ft / 42.90 Sq M

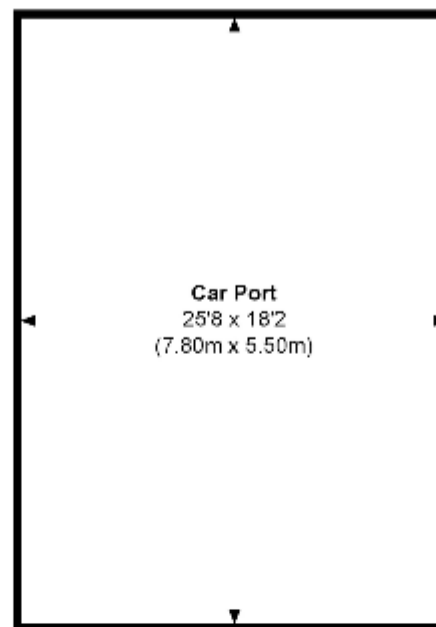
Stable / Store = 410 Sq Ft / 38.16 Sq M

Total = 2175 Sq Ft / 202.10 Sq M

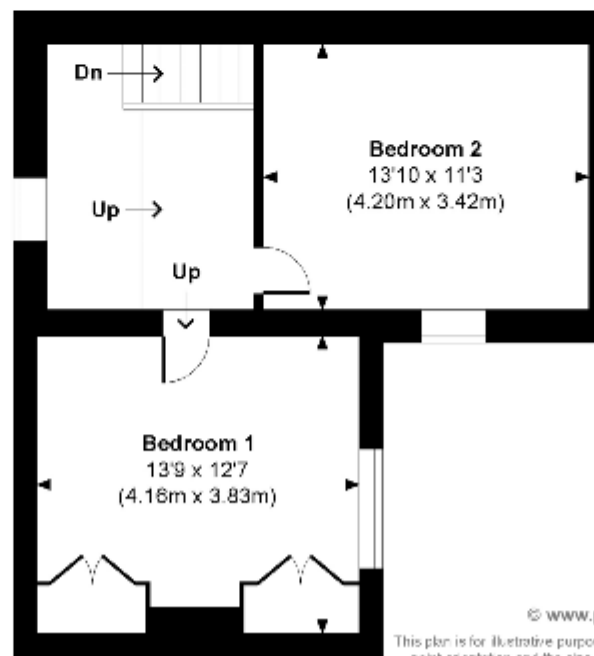
Outbuildings are not shown in correct orientation or location.



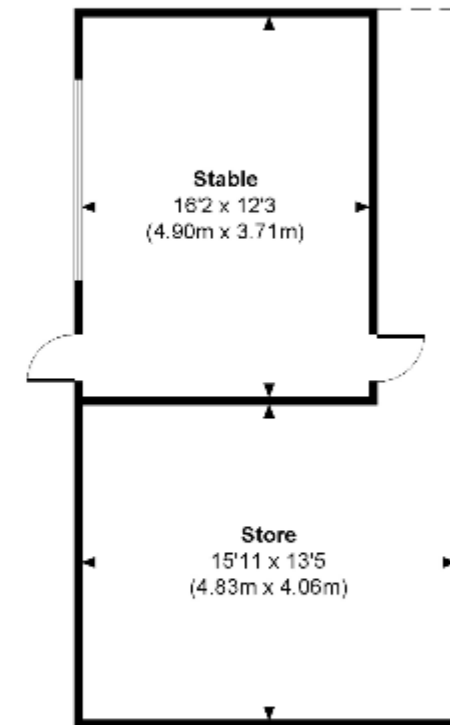
GROUND FLOOR



CAR PORT



FIRST FLOOR



STABLE / STORE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of fixtures are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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