



Springers Farm

Kewlake Lane | Bramshaw | Hampshire | SO40 2NT

WOOLLEY
& **WALLIS**

Guide Price £1,650,000

Restored and extended farmhouse with a superb adjacent cottage offering income potential.



The Property at a Glance

- | Restored and extended 4 bedroom farmhouse
- | Superb adjacent 4 bedroom cottage with hobbies room and additional accommodation above
- | Approximately 487sqmt (5,284sqft) of accommodation
- | Stable yard with five boxes
- | Car barn and garaging
- | Formal gardens and paddock land
- | Sunken swimming pool

Property

Springers Farm, a holding of about 7.58 acres (3.07ha), lies on the southern fringe of Bramshaw village, surrounded by undulating and lightly wooded countryside.

The restored and extended farmhouse origins can be traced back to circa sixteenth century, and subsequent additions have effected a gradual metamorphosis into this comfortable and welcoming country home.

Within its courtyard a superb cottage, offering income potential, compliments the principle accommodation together with a number of outbuildings for storage and garaging.

A stable yard with five boxes opens to paddock land, whilst within the formal gardens a sunken swimming pool adds just that well deserved touch of indulgence.





Situation

The village of Bramshaw is a thriving Forest community surrounded by the New Forest National Park which is renowned for its beauty and accessibility for riding and walking enthusiasts alike. Bramshaw is conveniently situated for the M27, A31 and A36 providing fast access to Bournemouth, Southampton and Salisbury; Winchester and London are accessed by the M3 which connects directly with the M27. Mainline railway stations are at both Southampton Parkway and Salisbury where journey times to the capital stand at approximately 60 and 90 minutes respectively.

Directions

Heading east on the A31 from Ringwood or west on the M27 from Southampton, exit at Junction one of the motorway and from the roundabout head west towards Brook. After a short distance turn sharp right just beyond a white bridge. Follow this road for about half a mile until it joins Kewlake Lane. Bear right and Springers Farm will be found immediately to the left hand side.

Services

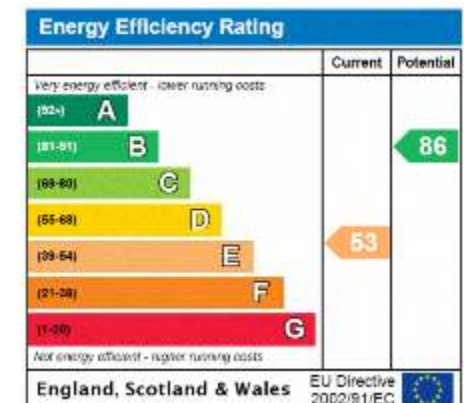
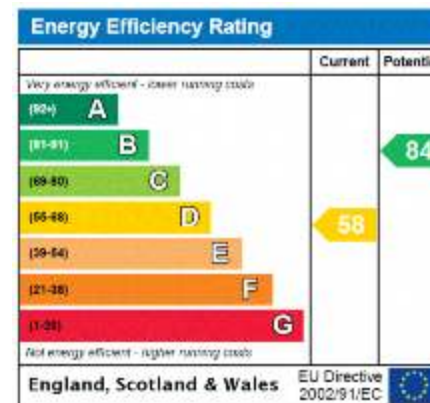
Mains electricity and water, private drainage and oil fired heating.

Council Tax

Springers Farm - New Forest District Council - Band G
Springers Cottage = New Forest District Council - Band D

Viewings

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



Springers Farm

Approximate Gross Internal Area

Main House = 2784 Sq Ft / 258.61 Sq M

Cottage = 3105 Sq Ft / 288.48 Sq M

Green House = 172 Sq Ft / 15.96 Sq M

Store = 554 Sq Ft / 51.46 Sq M

Shed = 77 Sq Ft / 7.18 Sq M

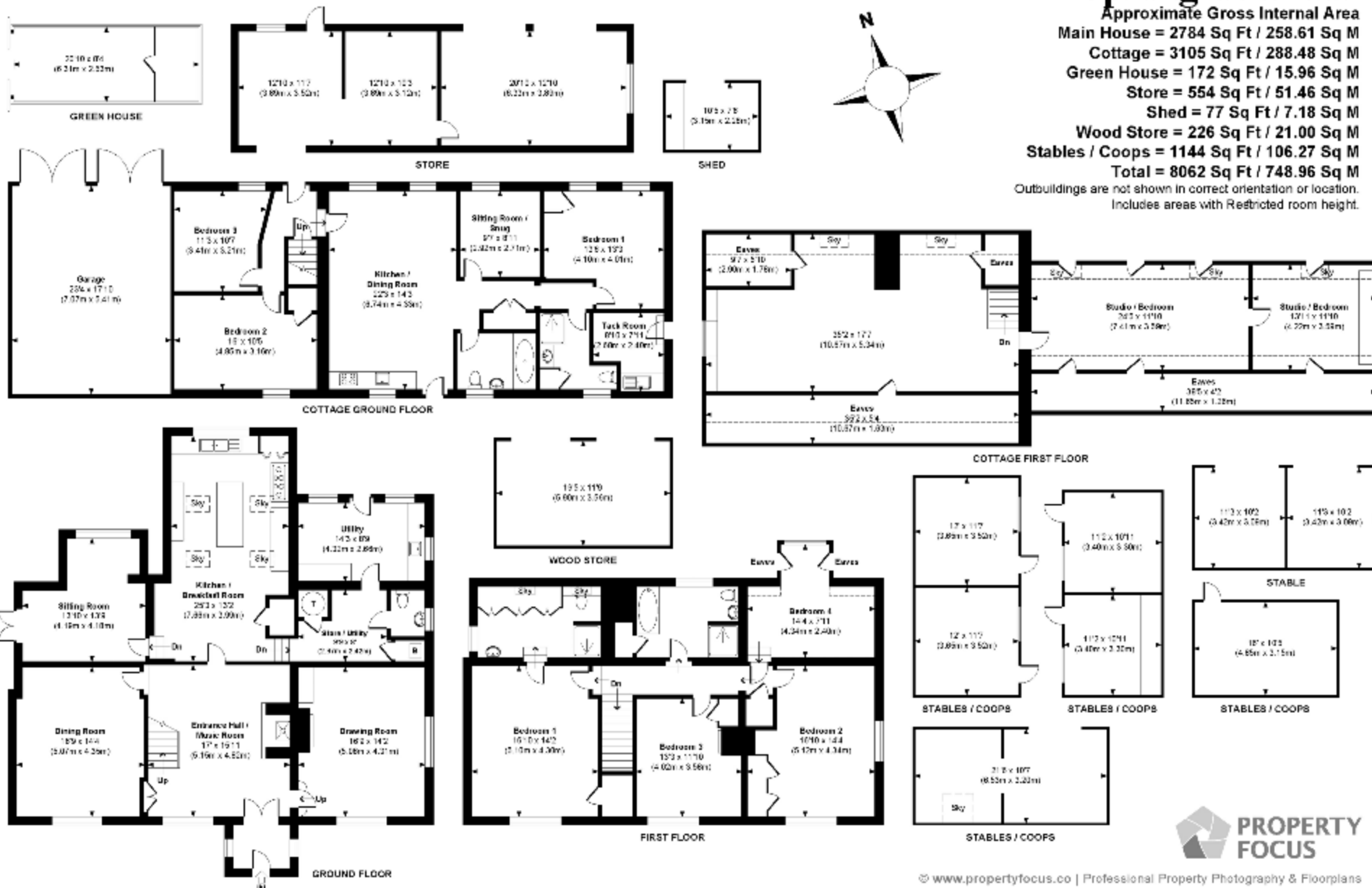
Wood Store = 226 Sq Ft / 21.00 Sq M

Stables / Coops = 1144 Sq Ft / 106.27 Sq M

Total = 8062 Sq Ft / 748.96 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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 features 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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