







Situated on the rural outskirts of Bramshall, this spacious traditional residence offers significant potential and is highly recommended for viewing.

The property sits on a generous plot of approximately 0.27 acres, with a range of outbuildings (block of four) and picturesque views over surrounding farmland. A detached double garage is situated to the right side of the driveway, with a vaulted ceiling, providing a ideal space for larger vehicle storage and/or workshop.

The well-proportioned accommodation provides ample ground floor living space, with the added benefit of stunning first-floor views across the countryside. The property features UPVC double-glazed windows and an oil-fired central heating system, ensuring comfort throughout.

This property presents a great opportunity to make the most of its peaceful location and versatile space. The property has had the added benefit of a new (January 2025) water treatment plant; a Klargest Bio Air (6 person) facility has been installed for drainage needs.

Viewing by appointment only.





## Porch

With a composite double glazed front entry door leading into, master telephone point, with cloaks cupboard and internal door leading to:

## Hallway

With staircase rising to the first floor landing, smoke alarm and internal latch panel door leading to:

## Lounge

Featuring triple aspect views to both front, rear and side elevations, telephone point, three central heating radiators, smoke alarm, the focal point of the room being the cast iron log burning fireplace with a granite hearth and a timber Adam style surround, intercom telephone system, internal door leading to:

## Rear Porch

With a UPVC double glazed door leading to the rear garden, access into loft space via loft hatch, internal latch panel door leading to:

## Cloaks W.C.

With a UPVC double glazed frosted glass window to the side elevation, low-level WC, wash hand basin and oil fired central heating boiler (in housing).

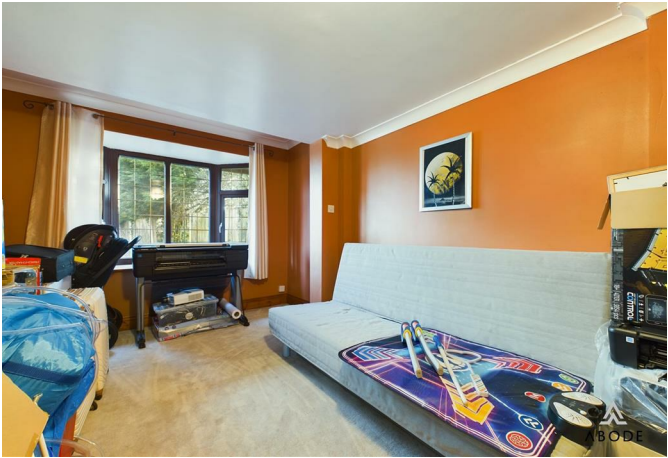


## Living/Dining Kitchen

Featuring a UPVC double glazed bay window to the front elevation, complementary tiled flooring throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces with complementary tiled surrounding, underfloor heating (with foru thermostatic zone), Belfast ceramic sink with spray mixer tap and plumbing space for further freestanding under counter white goods, TV aerial point, central heating radiator and two sets of UPVC double glazed sliding doors leading to:











### Conservatory

With UPVC double glazed windows to both side and rear elevations, UPVC double glazed double doors leading to the rear garden.

### Family Room

With a UPVC double glazed bay window to the front elevation and central heating radiator.

### Utility Room

With a UPVC double glazed frosted glass window to the rear elevation, central heating radiator, extractor fan, access into loft space via loft hatch and plumbing for further white goods.

### Landing

With smoke alarm, access to loft space via loft hatch, internal doors leading to:

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

Having 2x UPVC double glazed windows to front and side elevations, feature fireplace with tiled hearth and mantle, central heating radiator and a useful over stair storage cupboard with shelving and sliding door.

### Connecting Room/Study

With a UPVC double glazed window to the rear elevation and central heating radiator, internal latch door leads to:

### Bedroom One

With a UPVC double glazed window to the front elevation and internal door leading to:

### En-suite

With a UPVC double glazed window to the rear elevation, featuring a three-piece shower room suite comprising of low-level WC, vanity wash hand basin with mixer tap, shower cubicle with electric shower over, complementary tiling to wall coverings and access into loft space via loft hatch.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a four piece family bathroom suite comprising of low-level WC, bidet, bath unit with electric shower over, sink unit, complementary tiling to wall coverings, central heating radiator, spotlighting to ceiling, extractor fan and airing cupboard with eye level shelving.











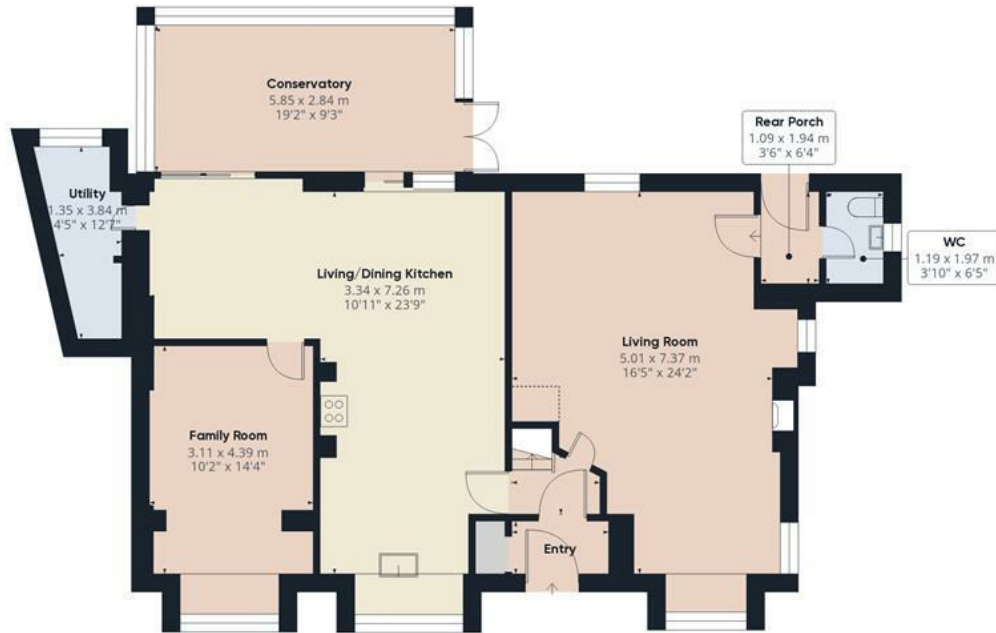












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

180.88 m<sup>2</sup>

1946.97 ft<sup>2</sup>

**Reduced headroom**

0.62 m<sup>2</sup>

6.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

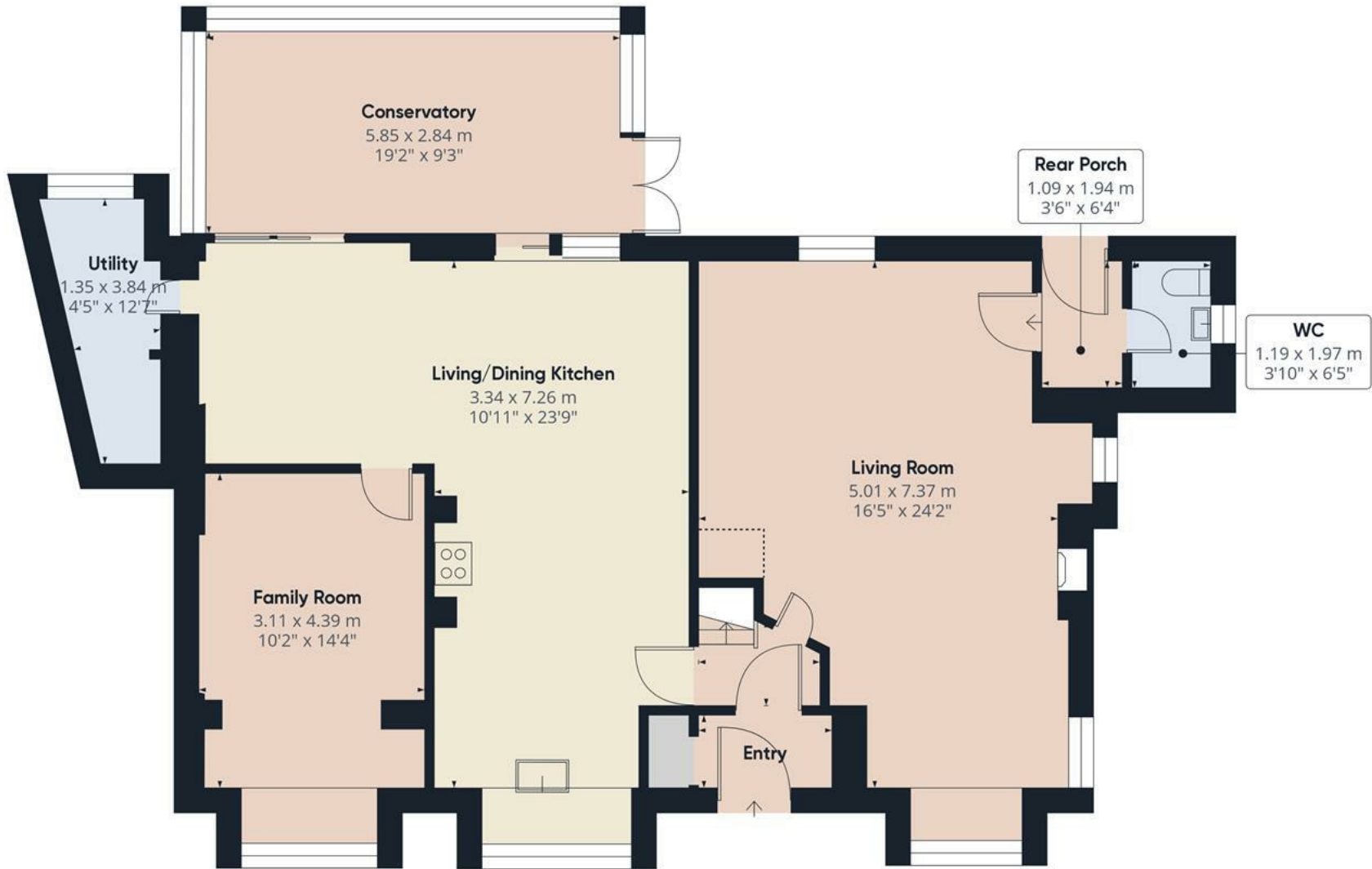
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 0

**Approximate total area<sup>(1)</sup>**

113.61 m<sup>2</sup>  
1222.89 ft<sup>2</sup>

**Reduced headroom**

0.62 m<sup>2</sup>  
6.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

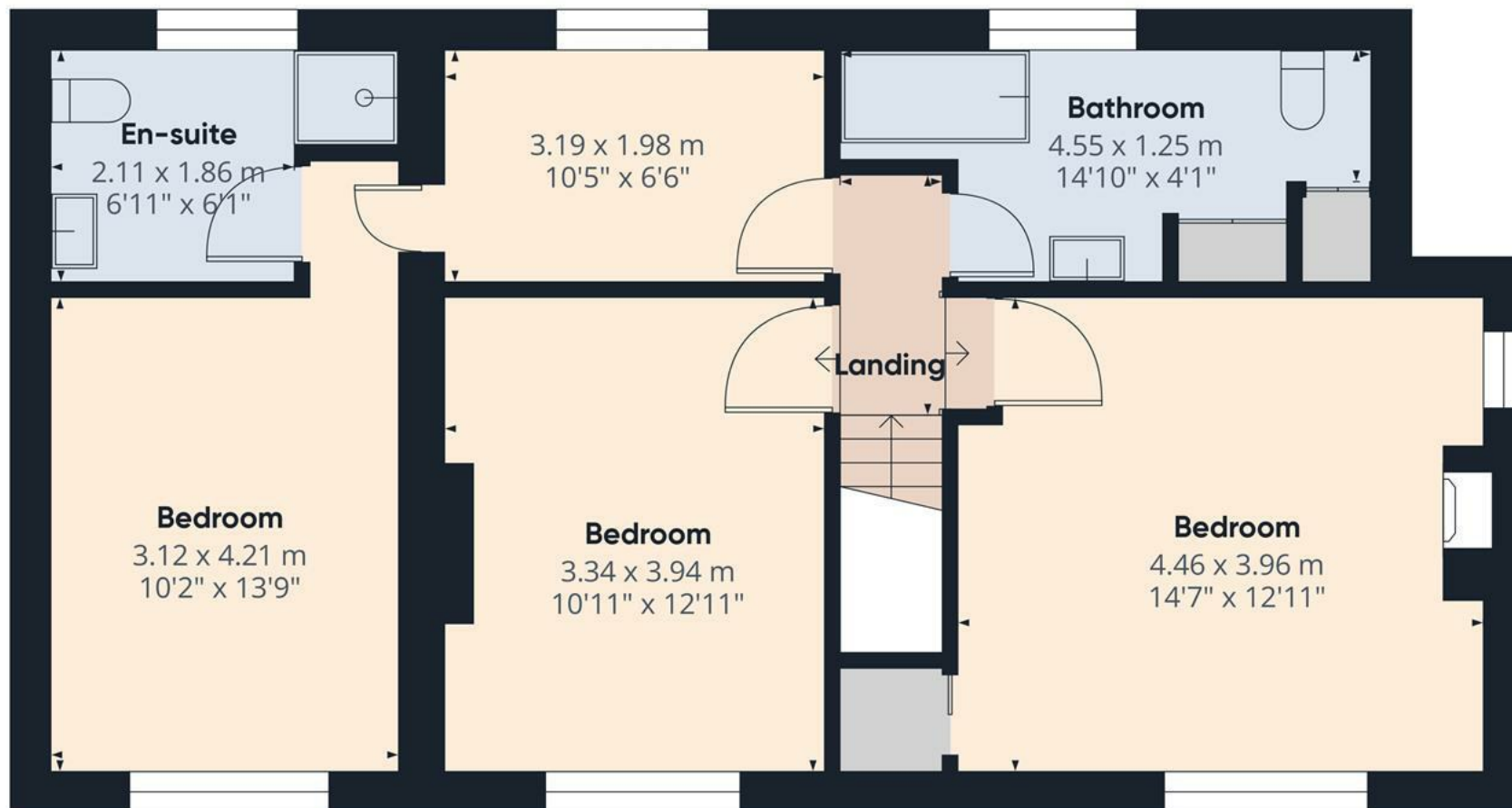
..... Below 1.5 m/5 ft.

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Approximate total area<sup>(1)</sup>

67.27 m<sup>2</sup>

724.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

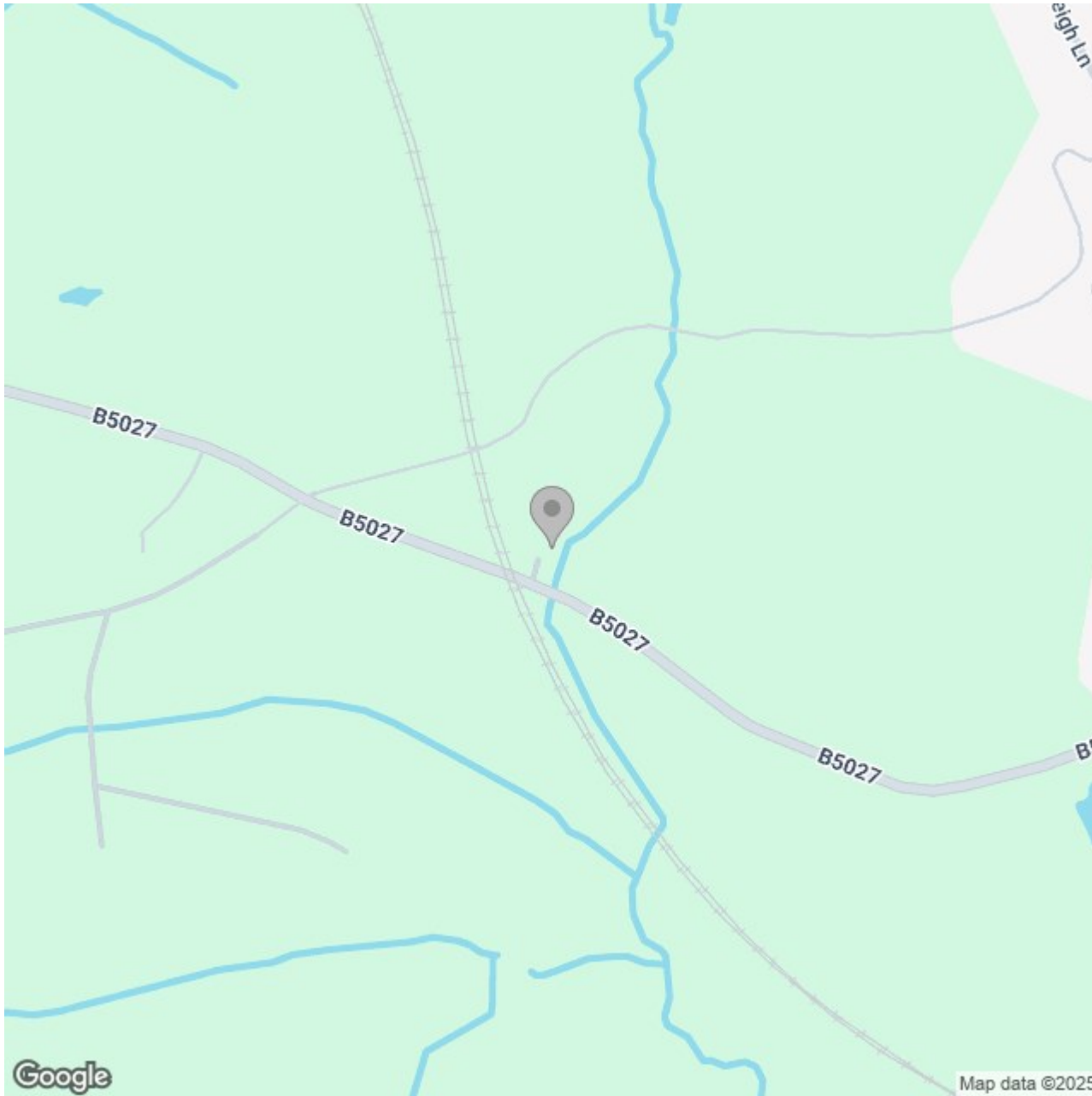
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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 