



Substantial modern living in a secluded country setting

Outwoods, Rectory Lane, Bramshott, Hampshire GU30 7QZ

Freehold

savills

3 Reception rooms • Family kitchen & orangery •
Principal bedroom suite & 5 further bedrooms • Indoor
swimming pool • Garaging & outbuildings • Southwest
facing terrace & garden • Paddocks • About 6.5 acres

Local information

Outwoods is located on the edge of the much prized village of Bramshott just two miles from Liphook village which offers a range of local shopping, including a Sainsbury's supermarket and mainline station.

The larger village of Grayshott is three miles away offering an extensive collection of day to day shopping needs with a popular butcher and independent vintner, doctor's surgery, two mini supermarkets and a collection of restaurants and a public house.

In addition, Haslemere is about five miles away, offering excellent shopping including a variety of independent shops, a Waitrose, M&S Food hall and several restaurants and pubs.

A wider choice of shopping, recreational and cultural pursuits are available at the county town of Guildford.

The property is well situated for access to the A3, which provides swift access to the M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton airports and the south coast. Close by are the mainline train stations of Liphook and Haslemere, providing trains to London Waterloo within an hour's travel time.

There are a range of schools in the area including, Grayshott Primary, Liphook Infant's school, Bohunt and Highfield in Liphook, St Edmunds, Amesbury and The

Royal School in Hindhead, Woolmer Hill in Haslemere, Churchers and Bedales in Petersfield and Edgeborough, Frensham Heights and More House in Frensham.

Sporting facilities include golf at Liphook, Old Thorns, Hankley Common and West Surrey, racing at Goodwood, polo at Cowdray Park and sailing off the south coast at Chichester Harbour.

For outdoor enthusiasts, this village bordering Surrey and Hampshire offers excellent walking, cycling and riding opportunities across Frensham Great and Little Pond and also across nearby countryside including Waggoners Wells, Bramshott Common, Ludshott Common, Passfield Common and The Devil's Punchbowl. The South Downs are also nearby.

About this property

Outwoods is a substantial family home, offering in total over 8,000 sq ft of accommodation, including an indoor swimming pool and outbuildings, in a rural setting. This imposing property built circa 1936 provides spacious and versatile accommodation across two levels. The property is stylishly presented throughout, with porcelain and wood floors, built in audio and vacuum system and underfloor heating in certain rooms.

Upon entering the house, a large entrance hall with a feature fireplace provides a grand and inviting start to the property. There are a collection of





reception rooms on this level allowing for flexible family living.

There is a fabulous drawing room with views over the garden and fireplace with stone surround. Off this room is a delightful dining room with mirrored wall and built in wine storage. There is also a study off the drawing room and spacious TV/family room with access through to the indoor swimming pool and changing rooms.

A clear feature of the ground floor is the expansive family kitchen and orangery, a magnificent room offering space for sitting, dining and entertaining. The orangery enjoys triple aspect views of the garden and access to the terrace via three sets of double doors. Combined with a large lantern roof, this space benefits from a great amount of natural light.

The bespoke kitchen is fitted in an elegant traditional style with an ornate mantle surround and a stunning black and gold patina granite. There is a large breakfast bar island, range cooker and built in appliances. Adjoining the kitchen is a utility/boot room where there is a door giving access out to the front of the house, perfect for informal everyday use.

Accommodation on the first floor includes a generously sized principal bedroom with a south facing balcony overlooking the garden. There is an abundance of storage and built in wardrobes with an en suite bathroom and dressing room offering a further range of built in wardrobes. There are five further bedrooms, which share the use of two luxuriously fitted bathrooms.

Linked to the main house, is an impressive indoor swimming pool with corner Jacuzzi (disused) WC, shower and changing facilities. Wide sliding doors providing access to the garden.

Outside, the property is approached via a sweeping driveway leading to extensive parking and access to a double garage and double carport.

Externally to the rear the large private and secluded south west facing garden and terrace. The terrace enjoys an elevated view of the gardens beyond. Beyond the terrace, pathways lead through the garden with a border of established planting and two level areas of lawn. This formal area of garden is surrounded by a mature hedge and a pergola with a beautiful mature wisteria.

Further on are generous expanses of level lawn, colourful established flowering beds, all surrounded by mature native trees. There is also an orchard and a tennis court (which is in need of resurfacing). Within the grounds is a garden studio, stables and stores.

Services; Mains water, electricity, LPG Gas. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

East Hampshire District Council

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 6,616 sq ft / 614.7 sq m

Outbuildings 1,454 sq ft / 135.1 sq m

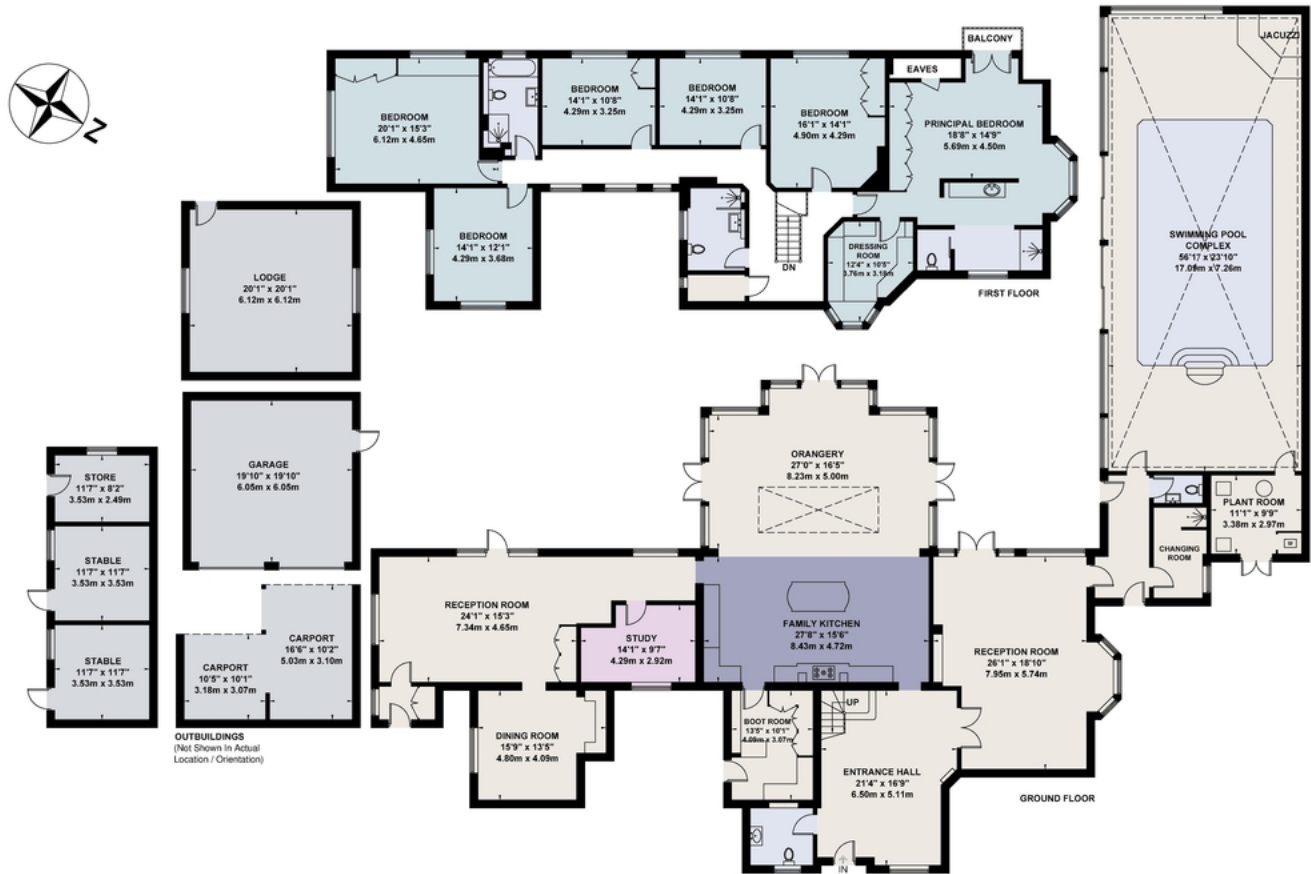
Total 8,070 sq ft / 749.8 sq m

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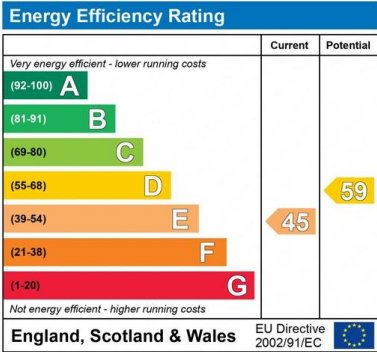
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