

THE GRANARY

1 UPPER HOUSE FARM • WOODLANDS • BRAMDEAN • HAMPSHIRE



savills



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A WELL-PRESENTED ATTRACTIVE BARN CONVERSION OFFERING SPACIOUS FAMILY
ACCOMMODATION WITH DELIGHTFUL GROUNDS EXTENDING TO 0.7 ACRE

ACCOMMODATION

Reception hall • Cloakroom • Reception room • Kitchen/breakfast room • Utility room
Principal bedroom with en suite bathroom and dressing room • 3 further bedrooms, 1 en suite • Family bathroom
Car port • Tool shed • Gardens
In all about 0.7 acre
EPC = D



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SITUATION

Woodlands is a pretty hamlet adjacent to the village of Bramdean in the Meon Valley and falls within the South Downs National Park. Bramdean is a larger village, with a public house/restaurant, village hall and garage with a small shop. A wider range of amenities are available at Alresford, which include a range of local shops and larger chain food outlets, pubs, restaurants and banks. The cathedral city of Winchester lies to the east and has a good range of retail facilities, theatre, cinema and a railway station with services to London Waterloo.

DESCRIPTION

The Granary is a four bedroom detached period barn which has been sympathetically converted resulting in some well-proportioned living spaces. The property comes with four bedrooms at first floor level including two with en suite facilities

and the remaining bedrooms are serviced by a family bathroom. The property has retained many of its period features, including some exposed timbers, creating a character feel. At ground floor level there is a generous reception hall with floor-to-ceiling glazed sections, creating a particularly light and bright entrance. Off the central reception hall is access through to the kitchen/breakfast room which is again particularly well-proportioned and includes a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. The breakfast area provides a perfect space for informal dining and entertaining. A large principal reception room is an excellent living space, particularly generous and a central fireplace gives a real focal point. A rear terrace provides the ideal space for outdoor entertaining and from here the grounds extend away from the property towards the far boundary. The grounds are predominantly laid to lawn with some established hedgerows and

some attractive planting. A car port provides covered parking and there is a tool shed to the rear.

In summary The Granary provides a fantastic living environment within one of the prime Hampshire hamlets.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity. Private water and drainage. Oil-fired central heating.



OUTGOINGS

Council Tax – Band G.

Service charge: £105 per month for general maintenance of communal areas, driveway, pathways including gardening, repairs, insurance and full management and maintenance of the drainage system.

POSTCODE

SO24 0HW

LOCAL AUTHORITY

Winchester City Council

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



The Granary, 1 Upper House Farm, Woodlands, Bramdean, Alresford SO24 0HW

Gross Internal Area (Approx)

Main House 200 sq m / 2,157 sq ft

Carpot 22 sq m / 239 sq ft

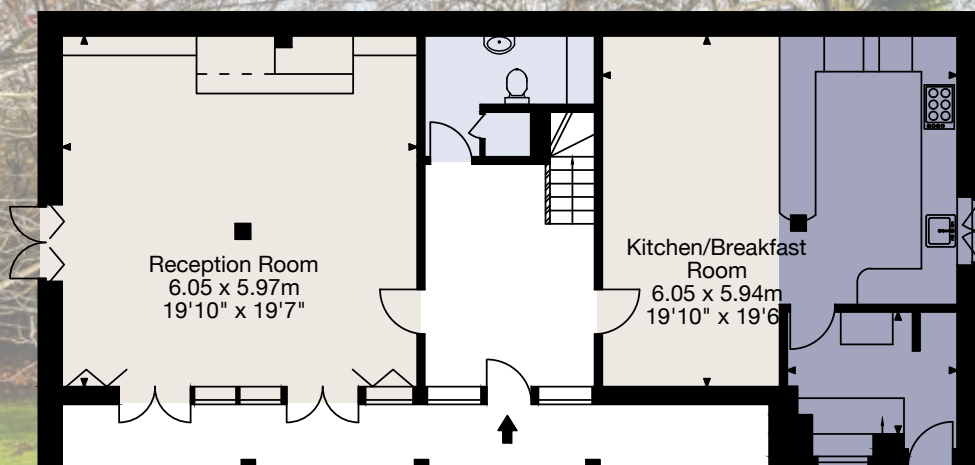
Total Area 222 sq m / 2,396 sq ft



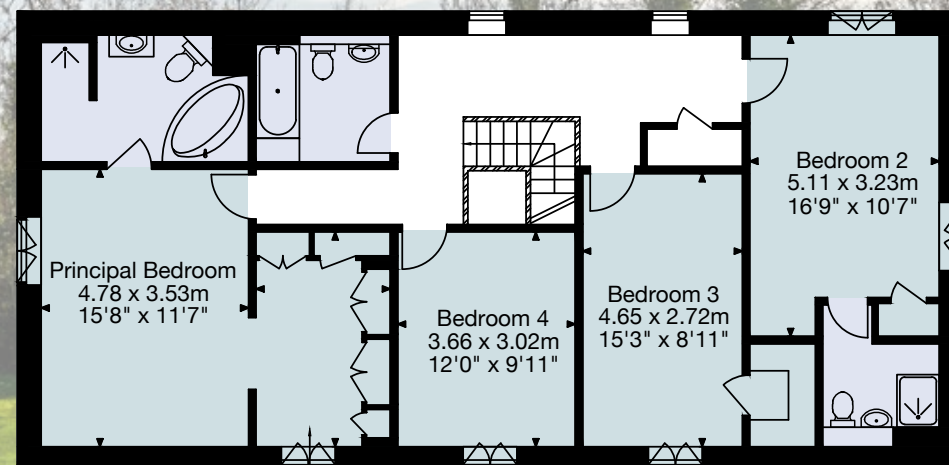
Shed Storage
2.87 x 1.32m
9'5" x 4'4"

Car Port
5.69 x 1.32m
18'8" x 4'4"

Outbuilding



Ground Floor



First Floor

Important Notice

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