



Rosemary Cottage, Bramley



**Beautifully presented
period cottage in a
first-class location.**





Situation.

Rosemary Cottage is situated in the small hamlet of Bramley Corner, on the edge of the village of Bramley. Bramley Corner is a small rural community with a collection of properties, many of which were formerly part of the Beaurepaire Estate, surrounded by open countryside. Bramley village includes a shop/post office, bakery, village hall, primary school, church, doctors surgery and public house. The nearby towns of Basingstoke and Reading have more extensive facilities. Communications are excellent with a branch line station in Bramley connecting Basingstoke and Reading, with fast rail services serving London Waterloo and Paddington respectively. Both the M3 and M4 are within easy driving distance. There are many good schools in the area including a primary school in the village. Independent schools include Daneshill, Sherfield, St Neots, Bradfield College, Cheam, Lord Wandsworth and Elstree.



Basingstoke 7 miles, Reading 12 miles, Newbury 15 miles, Branch line station in Bramley with services to Basingstoke & Reading (Reading station with services to London Paddington from 30 minutes and Heathrow Rail Air Link, London Waterloo via Basingstoke station from 44 minutes), M3 (J6) 6 miles, M4 (J11) 9 miles. All distances and times approximate.



Mains water, electricity and drainage. Oil fired heating. LPG gas for cooking. Water softener.

Postcode: RG26 5DJ

Freehold



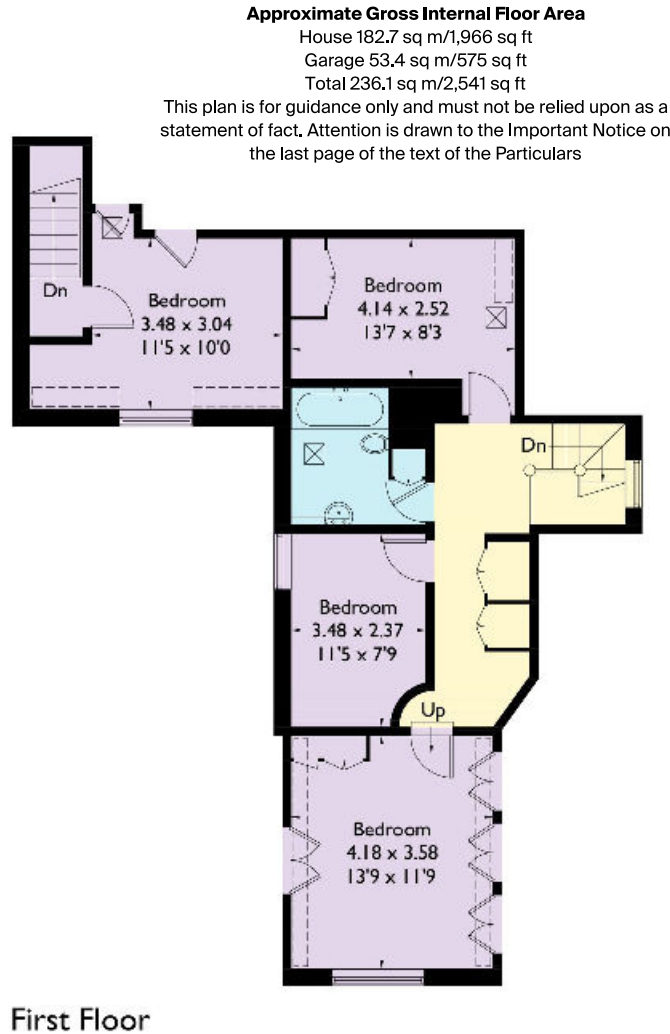
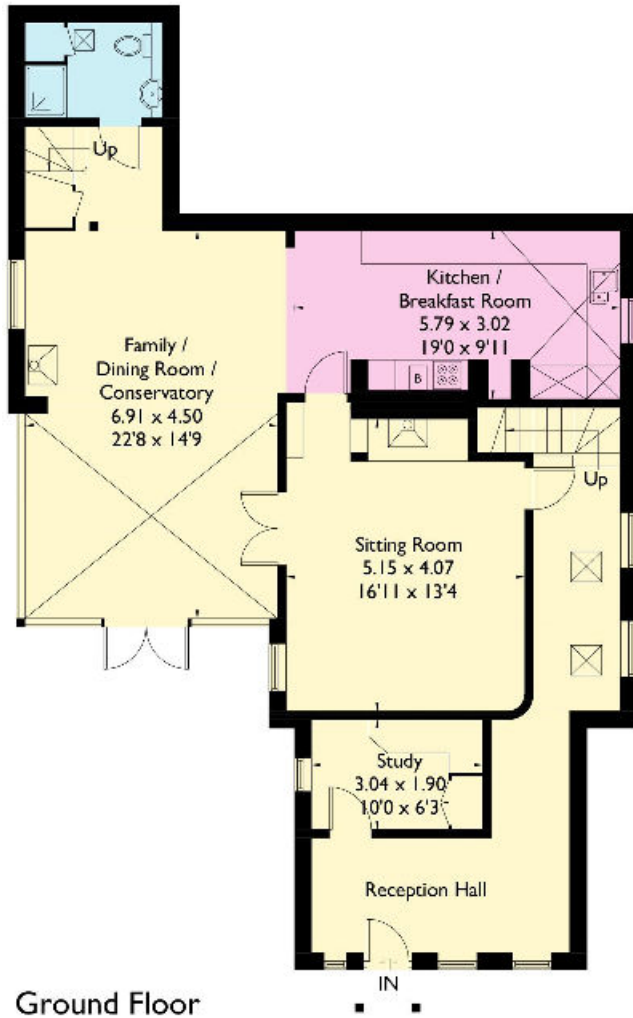
Rosemary Cottage.

A delightful period cottage, once the refectory for the Beaurepaire Estate, which has been extended and tastefully updated over the years to provide a wonderful blend of period features, with more modern day fittings and living space. Period features include an inglenook fireplace with wood burner in the sitting room and exposed timber framing in many rooms. At its heart is the wonderful lifestyle living/dining room/Amdega conservatory and adjoining kitchen, with Rangemaster dual-fuel cooker. The tiled floor with underfloor heating extends into the living space with wood burner and has wonderful views over the garden.

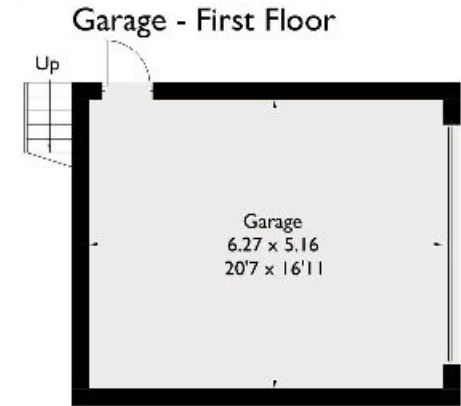
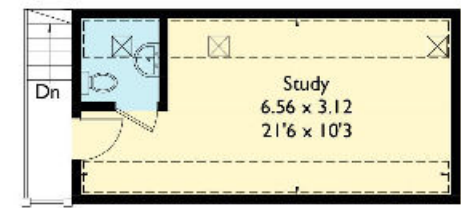
Completing the ground floor is a study and shower room. On the first floor, the vaulted master bedroom has a Juliette balcony, overlooking the garden. There are three further bedrooms (one accessed via a secondary staircase) and a bathroom. Planning permission was passed in 2013 to provide an additional first floor bathroom (now lapsed). Basingstoke & Deane Planning Ref 13/01912/HSE.

Outside, the property is approached through a 5-bar gate with ample parking and turning. There is a double garage with office/secondary accommodation above, with cloakroom. The delightful gardens are incredibly private and secluded, within which is a stylish summerhouse with power, ideal for al fresco dining. The gardens are mainly laid to lawn with an abundance of flowering plants, shrubs and a kitchen garden. There is a large terrace area accessed off the conservatory and two garden stores.





- - - - - = Reduced headroom below 1.5m / 5'0



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I would be delighted to tell you more.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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