

Tithe Barn, Bramshott, Hampshire



Nestled in the heart of a picturesque village, this converted barn offers versatile accommodation and the potential to convert outbuildings.

Summary of accommodation

Entrance hallway | Kitchen | Sitting room/dining room | Family room
Study/bedroom | Ground floor cloakroom

Four bedrooms | Family bathroom | Family Shower room

Garage | Off road parking | Level enclosed gardens | Range of outbuildings suitable for convert (STP)

Distances

Liphook 1.5 miles, Haslemere 4.5 miles, Petersfield 11 miles
Guildford 17 miles (All distances are approximate)

The property

Dating back to Tudor origins, Tithe Barn once formed part of the nearby Bramshott Manor before being tastefully converted to two properties in the 1960's. Presenting itself with a blend of stone and weatherboard elevations under a tiled roof, this property offers a unique opportunity to own a piece of history.

The ground floor of the property offers flexible living spaces, allowing you to tailor to your lifestyle and needs. Whether you desire spacious living areas, home offices, or additional bedrooms, this property can accommodate your vision.

The property boasts a pretty mature garden that adds to its charm. With colourful foliage, extensive lawns and a variety of flowering shrubs and trees, including copper beech and walnut. There are also fruit trees and a reserved area for a vegetable garden, complete with an espalier apricot.

A range of outbuildings provides an excellent opportunity to expand the living space or create a home office, subject to planning permissions. The property includes an attached garage with a vaulted ceiling, featuring personal and electric up-and-over doors. It's a practical addition for storing vehicles or as a workshop.





Location

Occupying a delightful position in the sought-after village of Bramshott, close to the church dating in part from the 13th century. Liphook, some 1.6 miles away, provides day to day shopping, as well as a main line train station giving access to London (Waterloo) in approximately 60 minutes. A more extensive range of shops and recreational facilities are available in the county towns of Haslemere and Petersfield. Road connections in the area are excellent with the A3 providing access to the M25, national motorway network, London and the international airports of Heathrow, Gatwick and Southampton, as well as easy access to the South Coast. The area has an excellent choice of schools, notably Brookham and Highfield at Liphook, St Edmund's and The Royal Senior and Junior schools at Hindhead, Churcher's College and Bedales at Petersfield and Charterhouse at Godalming. Sporting facilities in the area include racing at Goodwood, polo at Cowdray Park and golf at numerous courses including two in Liphook and one in Blackmoor. Sailing can be enjoyed on the South Coast, most notably at Chichester Harbour and at Emsworth and riding in the area is first class with tracks over National Trust and common land.

Services

We are advised by our clients that the property has mains water, gas fired heating, electricity, and mains drainage

Viewings

Strictly by appointment with agent.

Property information

Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band F

EPC Rating: D

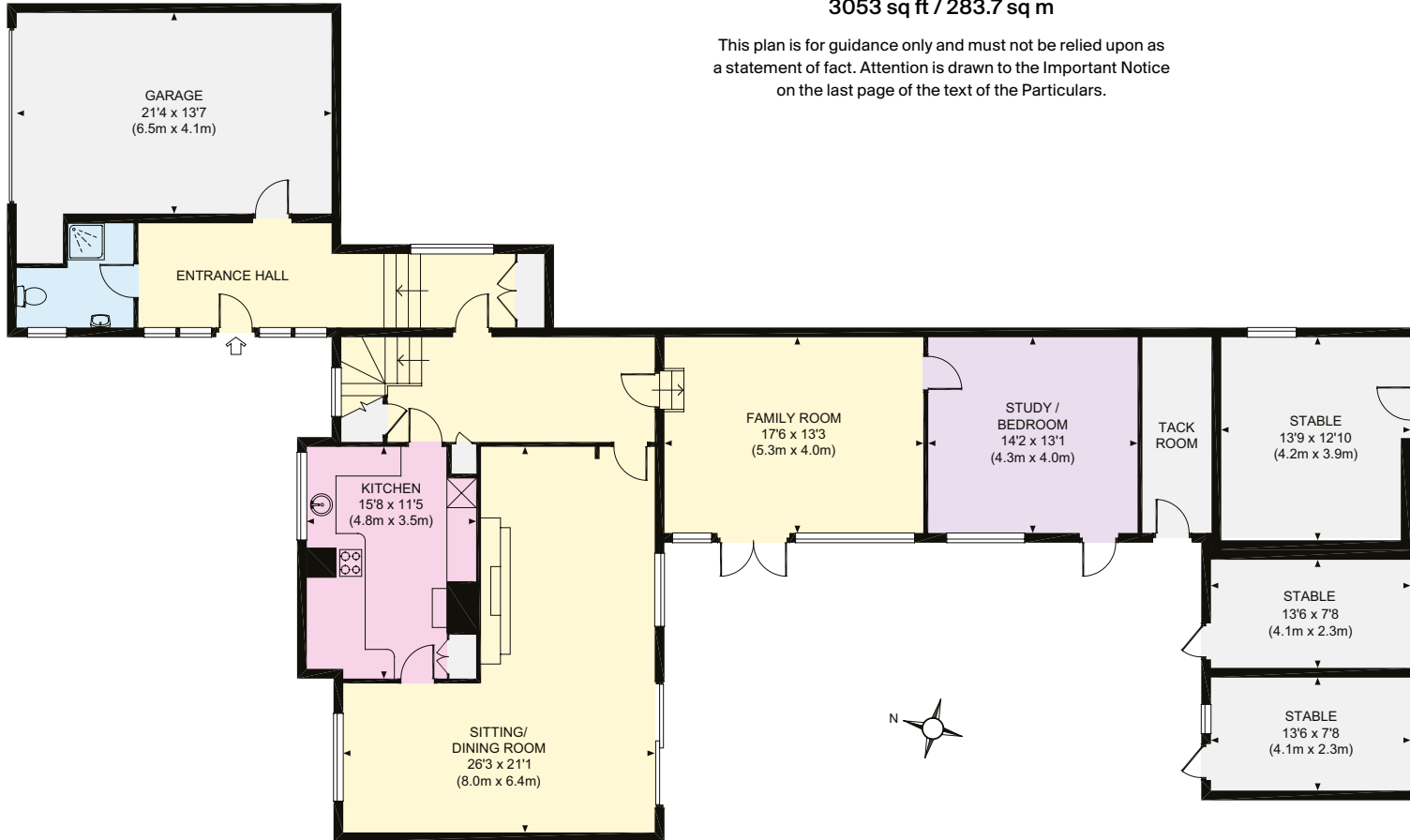


Approximate Gross Internal Floor Area

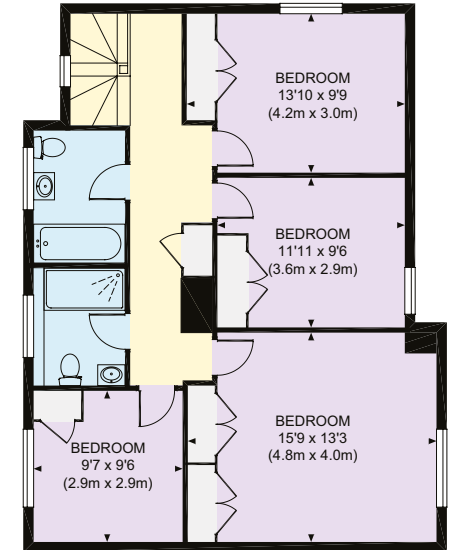
3053 sq ft / 283.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Knight Frank Haslemere

1 West Street

Haslemere

GU27 2AB

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated August 2023

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