



Neuchatel, 43 Church Road, Bramshott, Liphook
£1,250,000 Freehold

CLARKE  GAMMON

Neuchatel

43 CHURCH STREET, BRAMSHOTT, LIPHOOK, HAMPSHIRE GU30 7SQ

Price Guide £1,250,000 Freehold

A most individual and intriguing family house offering spacious and adaptable accommodation with potential for an annexe if required, and an undoubted feature is the penthouse 2nd floor bedroom suite with a balcony and views over adjoining farmland. The property occupies an established position in the picturesque village of Bramshott.

The property was constructed in the 1950's and retains many original features. The owners, who have lived in the property for decades have sympathetically enlarged the house and contributed to its individuality. From the covered entrance porch is a large hall which leads to the kitchen, an extremely large sitting room/dining room and internal hall, off which, is the cloakroom/shower room, a large study and a second staircase which leads to a 5th bedroom. The study and the sitting rooms have large French windows enjoying a southerly aspect and access onto the sun terrace. The kitchen has been custom built and offers excellent storage and work surfaces. On the 1st floor there is the original master bedroom suite with fitted wardrobes and en-suite, there are 2 other bedrooms and a family bathroom. From the landing there is a further staircase which ascends to the created penthouse master bedroom suite which has a sizeable bedroom, en-suite, and a balcony with views over the rear garden and adjoining farmland. There is a secondary staircase which could combine the 5th bedroom, the study, and the cloak/shower room to create an annexe.

Externally there is a tarmac driveway with turning area, which leads to the property and detached double garage. The area provides parking for at least 10 cars. The gardens are set in a 1/3 acre plot, the front garden is laid to lawn with mature flower beds and established boundaries. The rear garden enjoys the perfect southerly aspect with a high degree of privacy. Adjoining the house is a full width sun terrace, beyond which is lawn, with mature, cultivated beech hedging, and an aluminium greenhouse.

- **Spacious and adaptable accommodation**
- **Annexe potential**
- **Entrance hall and cloakroom/shower room**
- **Large sitting/dining room**
- **Custom built kitchen/breakfast room**
- **Large study**
- **4 Bedrooms/2 bathrooms**
- **Superb penthouse bedroom suite (5 bedrooms in all)**
- **Double garage and parking for 10 + cars**
- **South facing rear garden with views over adjoining fields (1/3 acre plot)**

CG LIPHOOK

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Local Authority: EHDC Tax Band G

Services: Mains water, electricity, mains drainage gas central heating









SITUATION


The house enjoys a wonderful location in the picturesque village of Bramshott which lies just north of the A3 interchange and within 1.0 mile of Liphook village centre. It is a renowned and highly desirable location with its attractive cottages and historic St Mary's church. The property gives easy access to the A3, which connects to the south coast, London, including Gatwick and Heathrow airports. The village of Liphook is approximately 1 mile away with its mainline station which connects to Waterloo in just over the hour. There are excellent facilities available including Sainsburys supermarket, local shops, cafes, restaurants, and highly desirable public houses. Liphook also offers considerable countryside including

walks at Iron Hill, Wheatsheaf Common and Chappell Common. There are excellent sporting facilities including golf clubs at Old Thorns golf and Country Club and Liphook Golf Club. Horse racing and motor sport is easily accessible at Goodwood and sailing at Chichester yacht basin. There are excellent schools, both state and private including Bohunt Academy, Liphook junior school, Churcher's junior school and Highfield and Bookham.



DIRECTIONS

From our office in the centre of Liphook, take the London Road out of the village, proceed over the A3, continue for a short distance before turning left into Church Road. Neuchatel, 43 Church Road is a short distance on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Church Road, Liphook, GU30

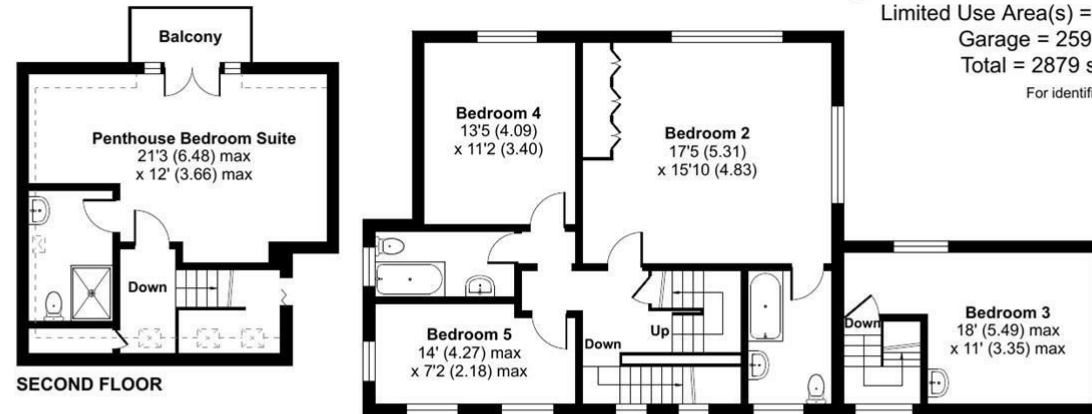
Approximate Area = 2577 sq ft / 239.4 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

Garage = 259 sq ft / 24.1 sq m

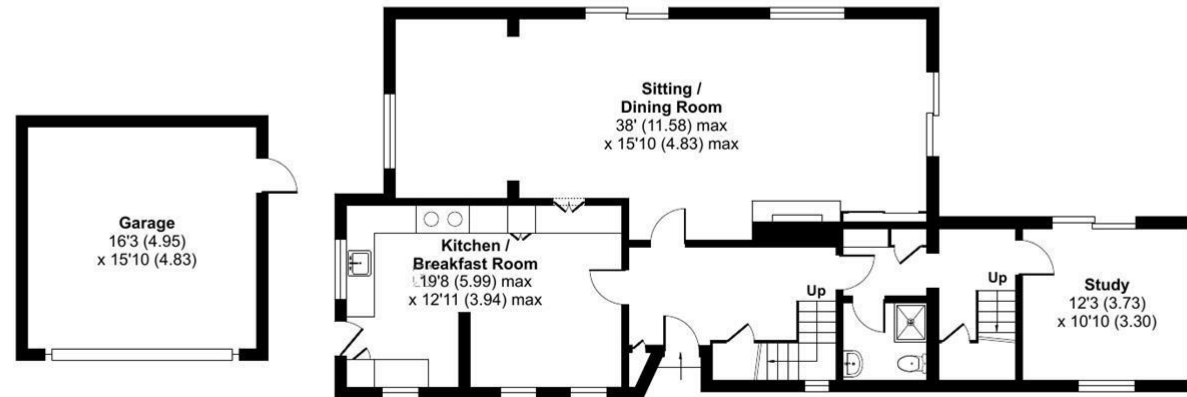
Total = 2879 sq ft / 267.5 sq m

For identification only - Not to scale



SECOND FLOOR

FIRST FLOOR 1 / FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Clarke Gammon. REF: 1096375

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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