



Nutscale House
Tunbridge Lane, Bramshott, Hampshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A substantial detached family home, with home office/annexe, outbuildings and pool, set in just under 3 acres

The property includes a home office/annexe, swimming pool, outbuildings and gardens and grounds of just under 3 acres. Set in a sought-after position in Bramshott village, within easy reach of the village amenities and close to local transport connections, providing access to Haslemere and surrounding Hampshire and Surrey towns.



**3 RECEPTION
ROOMS**



7 BEDROOMS



4 BATHROOMS



**GARAGE/
WORKSHOP**



2.86 ACRES



FREEHOLD



**RURAL/EDGE
OF VILLAGE**



5,026 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Nutscale House is a handsome detached property which has been creatively updated and improved by the current owners. Featuring attractive brick and tiled elevations to the exterior, with the light-filled internal space offering versatile and flexible accommodation over three floors, with elegant décor and high-quality fittings throughout, including 3 phase electricity.

The welcoming reception hall is fitted with wooden flooring and a turned staircase rising to the galleried landing above. Doors lead to the main ground-floor reception rooms, which include the 25ft dual aspect drawing room with stylish wooden parquet flooring, open fireplace and south-facing bi-fold doors opening to the paved terrace and garden. Adjoining, in a semi open-plan layout, is the dining room, with the same wooden parquet flooring, and large picture window overlooking the pool and terrace, while the useful study to the front, has a door giving access to the terrace and garden beyond.

At the heart of the home is the spacious open plan kitchen and breakfast room. This social room for everyday living features a bespoke handmade kitchen by Charter Walk Kitchens of Haslemere with stylish Quartz worktops, a split butler sink, integrated appliances including two dishwashers, larder cupboard and ample space for a breakfast table or a seating area. The useful utility room also offers space for appliances and home storage.

On the first floor, the spacious landing with seating area, leads to five double bedrooms, including the well-proportioned dual aspect principal bedroom with built-in wardrobes, Juliet balcony and luxury en suite bathroom with separate shower. One of the further first-floor bedrooms is also dual aspect and has an en suite shower room. The contemporary styled family bathroom has a white suite and separate shower. Stairs continue to the second floor, with two additional double bedrooms, one of which has an en suite shower room.







Outside

The property is accessed via an electric 5-bar gate and driveway leading to a parking area at the front of the house, as well as to the side, where there is an additional covered parking area with EV charging point, and access to the detached garage/workshop. The spacious, detached, home office/annexe has underfloor heating to the ground floor and includes a kitchenette and separate shower room, with stairs giving access to the first floor, currently used as a guest bedroom.

The extensive gardens and grounds include rolling lawns bordered by hedgerows and mature trees, providing privacy and seclusion. The south and southeast-facing paved terracing provides the ideal location for outside entertaining and is complemented by the heated outdoor swimming pool. The vegetable garden has raised beds and a greenhouse. The timber-framed stable block is currently set up as a gym, and there is a useful shed for further storage.

Location

Lying just north of the A3 interchange, Bramshot village sits near to Liphook village which offers day-to-day amenities including a Post Office, Co-op, Sainsbury's and independent shopping together with infant, junior and senior schools. Haslemere offers extensive quality high street and independent shopping together with restaurants, cafés, pubs, bars and leisure amenities including a tennis club, leisure centre and two hotels with spas. The surrounding countryside offers miles of walks, many in National Trust-owned land, and is ideal for the keen golfer, with easy access to courses at Hindhead, Liphook, Cowdray Park and Chiddingfold. Communications links are excellent: Liphook station (1.3 miles) provides regular trains into London Waterloo and the A3 (0.6 miles) gives easy access both to the south coast and to connections with the M25 road network, giving further access both to Heathrow and Gatwick Airports and to central London.



Distances

- Liphook 0.9 miles
- Haslemere 5.3 miles
- Petersfield 11 miles

Nearby Stations

- Liphook 1.3 miles
- Haslemere 5 miles

Key Locations

- Bramshot Common
- Ludshott Common
- Black Down

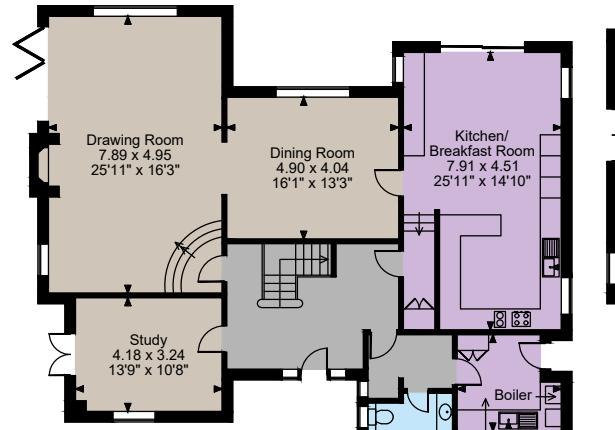
Nearby Schools

- Bohunt School
- Highfield & Brookham
- Bedales
- Churcher's College
- Charterhouse
- Amesbury
- St Edmunds

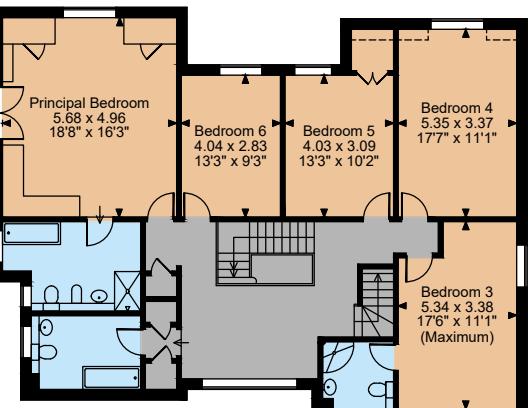




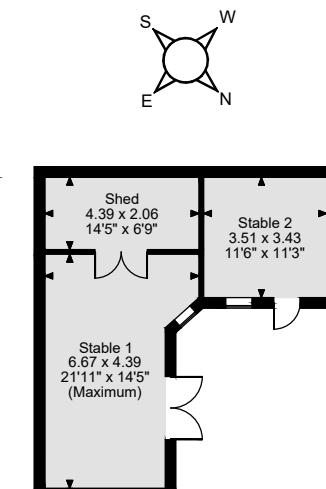




Ground Floor

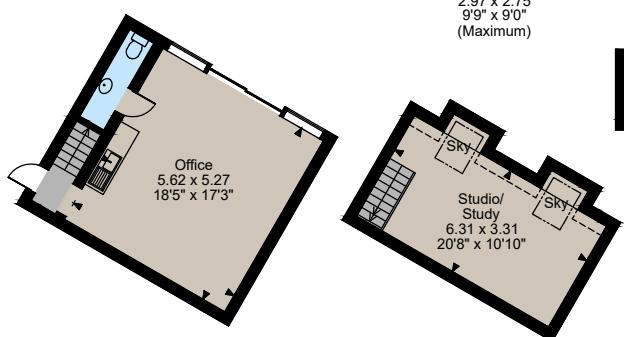


First Floor

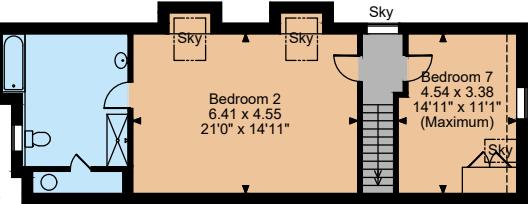


Floorplans

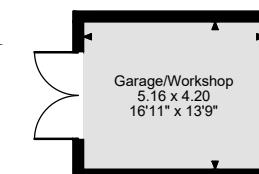
House internal area 3,707 sq ft (344 sq m)
 Garage internal area 233 sq ft (22 sq m)
 Office Building internal area 585 sq ft (54 sq m)
 Stables & Shed internal area 501 sq ft (47 sq m)
 Total internal area 5,026 sq ft (467 sq m)
 For identification purposes only.



Floor Above Office



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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For the finer things in property.

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Haslemere

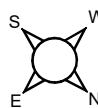
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Over 50 offices across England and Scotland,
 including Prime Central London



Directions

GU30 7SP

what3words: ///replaces.snacks.beakers - brings you to electric gates and Nutscale House is situated at the end of the drive.

General

Local Authority: East Hampshire Council

Services: Mains water, electricity and gas central heating. Private drainage, which we understand complies with the relevant regulations

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Ratings: Main house C, Annexe D

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