



## The Cottage, Bradshott Farm, Bradshott, Blackmoor, Liss, GU33

Guide Price: £1,950 per month

A three bedroom detached cottage forming part of a larger country estate, situated in the rural hamlet of Bradshott enjoying some delightful views over the surrounding countryside.

Three bedrooms, bathroom, hall, living room, kitchen/dining room, utility, downstairs store and WC.

EPC Rating: "D" (56).

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## DESCRIPTION

The property is a three bedroom cottage situated in the private gated grounds of a large country estate. The cottage benefits from delightful views over the surrounding countryside and has been immaculately refurbished throughout. On the ground floor, there is a spacious main reception room with a wood burning stove, wooden flooring and exposed brickwork. The country-style kitchen has an Aga, built in cupboards offering plenty of storage and modern appliances. The ground floor also includes a separate store room and WC. On the first floor, accommodation includes two good-sized double bedrooms, a third single making an ideal home study and a modern family bathroom. Overall, the property comes partly furnished and is decorated to a high standard with well-proportioned accommodation.



## LOCATION

Bradshott Farm Cottage is a three bedroom detached property forming part of a larger country estate. It occupies an attractive elevated situation behind high hedges off a quiet country lane just over a mile from the pretty village of Selborne. The property is situated in a secluded position enjoying a high level of tranquillity and beautiful rural and woodland views to the north. The nearby hamlet of Selborne is well-known for its association with the 18th century naturalist, Gilbert White, whose house in the village is open to the public and also for its proximity to Jane Austen's house in the neighbouring village of Chawton. Further amenities can be found in the larger centres of Petersfield and Alton which also provide excellent transport links including a direct train service to London Waterloo. The property lies within the South Downs National Park which as you may expect, offers breath-taking scenery and fantastic outdoor pursuits. The area benefits from a choice of good schools including Bedales at Petersfield, St Swithun's, Churchers College and Winchester College among others. Recreational opportunities include golf at a number of clubs within easy reach, sport and leisure centres at nearby Alton and Petersfield whilst the surrounding countryside offers ample choice for walking and riding.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

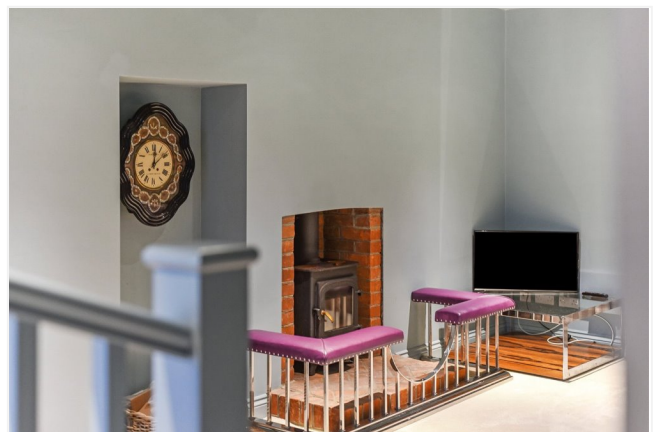
## SERVICES

Mains water and electricity. Oil-fired central heating throughout and private drainage.

## DIRECTIONS

From London, follow the A3 route south towards Portsmouth. Continue through the Hindhead Tunnel and then after approx. 8 miles at the roundabout take the third exit onto B3006 signed to Selborne and Alton. Continue for 2.1 miles then take a right turn signed to Bradshott and Blackmoor. Follow this winding lane for 0.7 miles then turn left and immediately right onto the gravel drive of Bradshott Farm. The cottage can be found immediately on your left.


(For users of the What Three Words app, the reference is mostly.zinc.remaking)

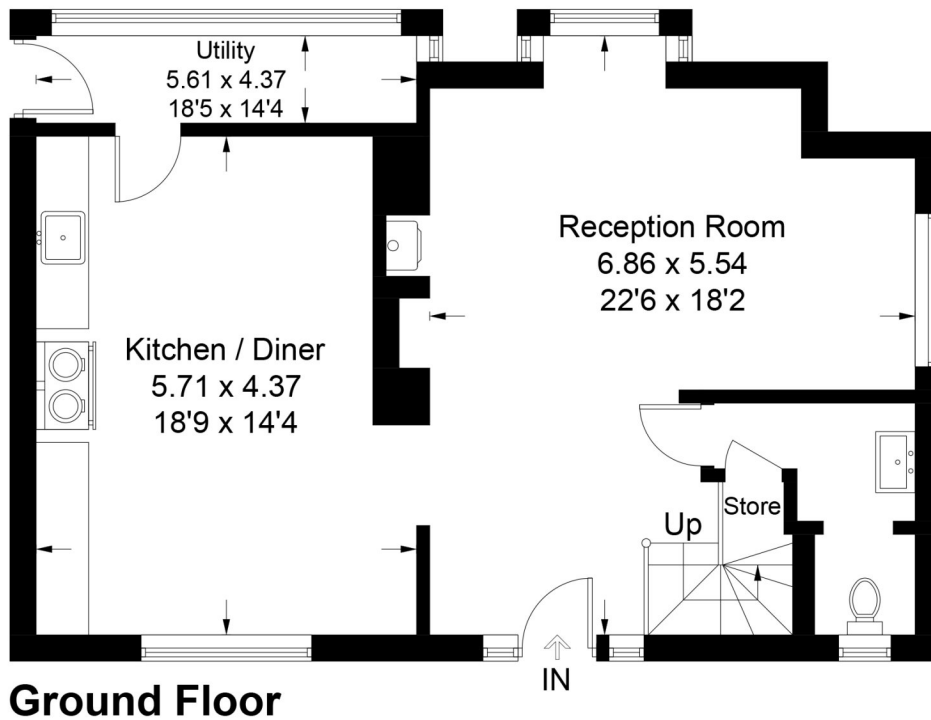
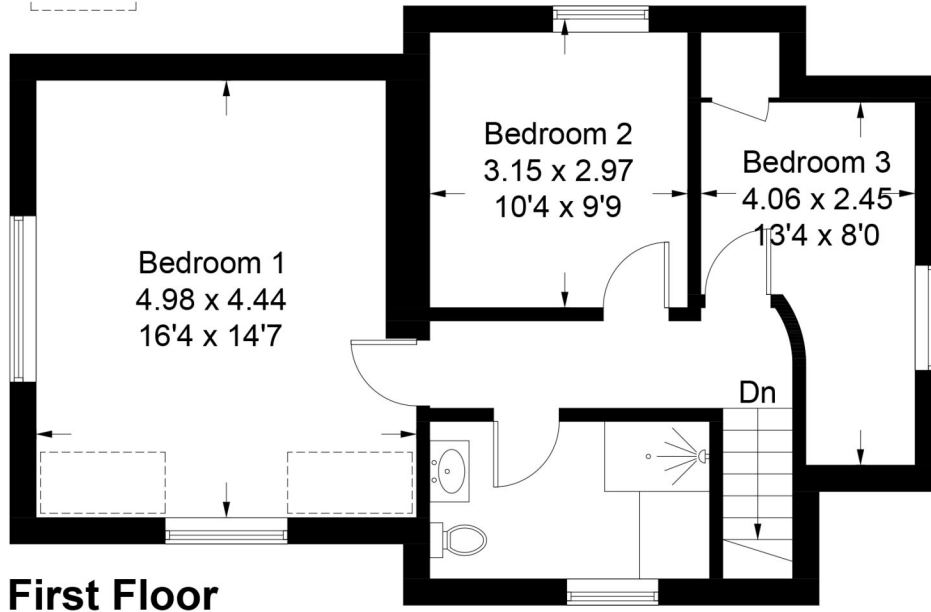


# Blackmoor, GU33

Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft



 = Reduced headroom below 1.5m / 5'0



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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