

Willow Cottage 1-2

Copes Lane | Bramshill | Hook | RG27 0RQ

Asking Price £1,000,000 Freehold

Waterfords
Residential Sales & Lettings

Willow Cottage 1-2

Copes Lane | Bramshill
Hook | RG27 0RQ
Asking Price £1,000,000

Field views front & rear, five bedroom detached house 2.17 acres includes 1.85 acre paddock adjacent, four reception rooms, two bathrooms, large utility, carriage driveway.

- Four receptions, two staircases
- 2.17 acres including 1.85 acre paddock
- Oversized double length garage
- Council Tax Band G
- Five bedrooms, two bathrooms
- Rural location close Bramshill walks
- Carriage driveway

Location

Set amidst the stunning natural beauty of the countryside, this property boasts a secluded location, ensuring a serene and idyllic lifestyle. There is miles of excellent walking and riding countryside on your doorstep plus some delightful parks including California and Wellington Country Parks. The towns of Reading, Wokingham and Basingstoke provide excellent shopping and recreational facilities and nearby Yateley offers a large Waitrose and numerous shops and facilities. Also the charming village of Hartley Wintney is nearby. Both the M4 and M3 are within a short drive and Fleet station provides fast services to London Waterloo.







NO ONWARD CHAIN - AVAILABLE FOR IMMEDIATE VIEWINGS VIA WATERFORDS !!











Description

Introducing this remarkable 5-bedroom detached house in 2.17 acres, nestled in a tranquil rural setting that offers the perfect retreat for those seeking peace and privacy.

This house, originally two cottages and extended, now offers ample space for comfortable family living, however there is scope to update and extend (stpp). On the gorund floor is an entrance porch, hall, study with views, family room and dining room both with open fireplaces and views to the front over fields, living room with sliding double glazed uPVC doors to the patio and rear garden, kitchen/breakfast room overlooking the rear garden and views beyond across your own paddock with horses currently grazing, large utility room and boiler room. The first floor offers five double bedrooms and two bathrooms, one which is double size and was two bedrooms knocked into one.

The property also benefits from an LPG (liquid petroleum gas) fired boiler via radiators and uPVC double glazing.

Immerse yourself in the beauty of nature and escape the hustle and bustle of everyday life with this stunning rural property. Don't miss the opportunity to make this tranquil haven your own. Contact us today to arrange a viewing and experience the serenity this property has to offer.

Outside

The property is approached via a carriage driveway with room for many vehicles and leads to a double length garage/worshop. There is an LPG 2,000 gallon storage tank.

The secluded front garden gives access down both sides of the property to the rear garden which faces a westerley aspect and is a generous size, offers good privacy and provides a peaceful sanctuary. The full width patio offers a delightful spot for outdoor relaxation and entertaining. The total garden size excluding the paddock is 0.32 of an acre. A post and rail fence separates the rear garden from your paddock land (1.85 acres) to the rear which is enclosed and has its own driveway access (currently overgrown) onto Bramshill Road.

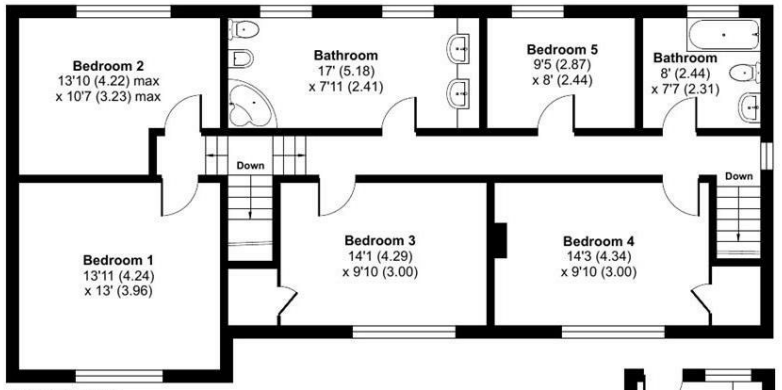


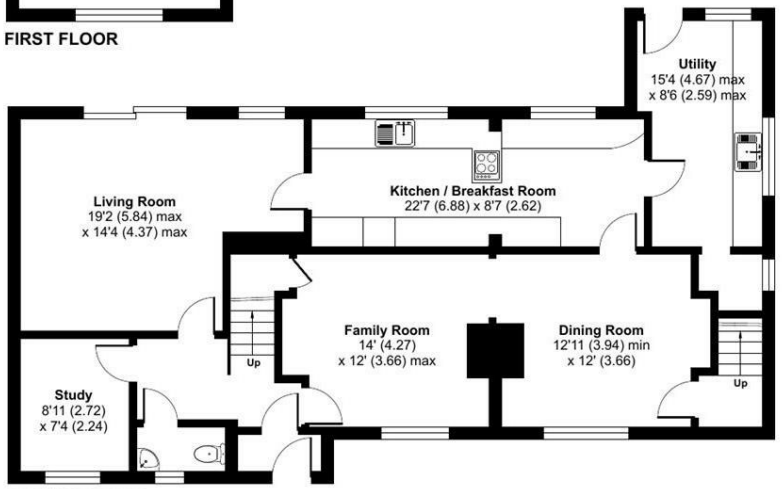


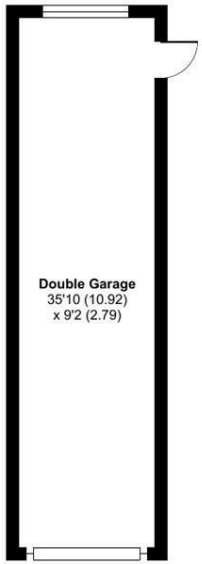


Copes Lane, Bramshill, Hook, RG27

Approximate Area = 2249 sq ft / 208.9 sq m
Garage = 328 sq ft / 30.4 sq m
Total = 2577 sq ft / 239.3 sq m
For identification only - Not to scale





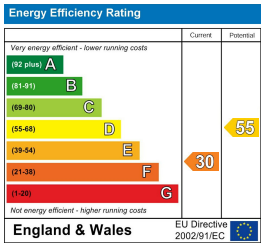




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Waterfords. REF: 1076219

Waterfords
Residential Sales & Lettings



35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk