



Bradley House, Micheldever, Winchester, SO21 3BQ

Guide Price £1,095,000 Freehold



Substantial Detached Property with Separate Detached Annexe

Main House: 4-5 Bedrooms, 3 Reception Rooms, 2 Bathrooms

Self-contained Annexe: Living/kitchen/dining room, large double bedroom and shower room

Guide Price £1,095,000

- Traditional Georgian farmhouse set on sweeping drive with detached self-contained annexe
- Drawing Room with open fire and exposed brick and flint walls
- Sitting room with woodburning stove
- Dining Room with fireplace and a wall of fitted bookshelves
- Farmhouse Kitchen with AGA, utility room and scullery
- Principal bedroom with ensuite shower room
- Three further double bedrooms and family bathroom
- Bedroom 5/office and attic playroom
- Detached Annexe with vaulted ceiling
- Oak Framed Garage and Car Port
- Grounds extending to approx. 1.25 acres
- Set on Outskirts of Micheldever, off A33



**BRADLEY HOUSE,
MICHELDEVER,
HAMPSHIRE, SO21 3BQ**

Bradley House is a beautiful traditional Georgian farmhouse, set in immaculate gardens, and with the added benefit of a contemporary detached annexe.

It is set within the parish of Micheldever, located on the Basingstoke Road between Micheldever and Woodmancott.

Micheldever village is just four miles away where the village centre has a convenience store, Micheldever CofE Primary School, and St Mary's Church (which boasts origins dating from both the c13th and c16th!).

A sweeping drive welcomes you to the property, where the original oak door opens to a gracious hallway.

The Drawing Room has an open fire set within a brick hearth under an oak mantle. The room has striking features not least of which is the wonderful wall of exposed flint which, along with exposed bricks and beams resonate warmth and character throughout the property.





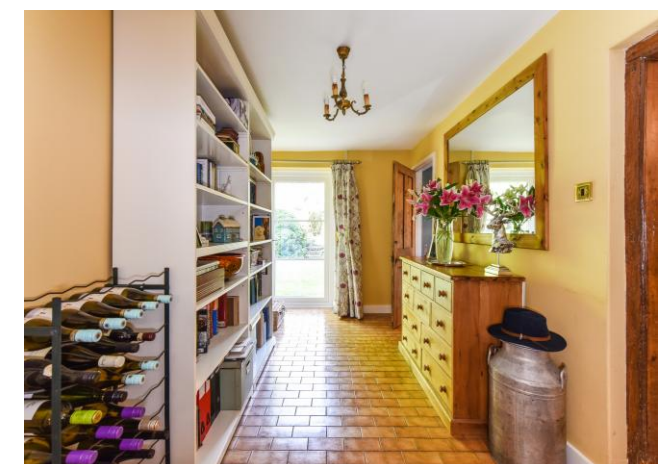
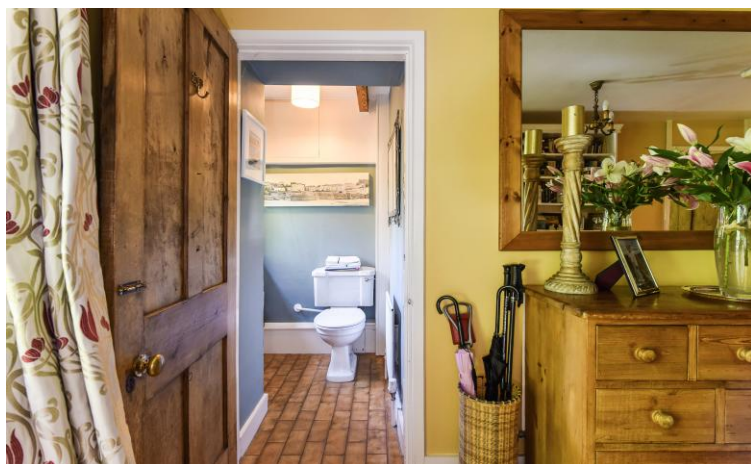
The **Sitting Room** is a cosy room featuring double aspect of windows overlooking the gardens and woodburning stove. The beautiful **Dining Room** (currently used as a further living room) also features beautiful exposed brick and flint detail, and benefits from an open fire inset into a brick hearth with a painted wooden mantelpiece surround. From here there is a useful side door leading to the **Utility room**, which in turn links back to the kitchen.





The farmhouse-style kitchen is warm and welcoming, with an Aga (which heats the hot water) and room for a good sized breakfast table.

This leads to the **Scullery** and **Utility Room**, a door to the cellar, and there is a useful **cloakroom**.





AND TO SO BED: The spacious first floor landing has a large window overlooking the front garden and drive. The **PRINCIPAL BEDROOM** overlooks the rear garden, has fitted wardrobes and an ensuite shower room which also benefits from a large built-in cupboard which also houses the hot water immersion heater for when the AGA may be turned off.





BEDROOM TWO is a beautiful room with a large window overlooking the garden. As with downstairs, it also has a wall of exposed brick and flint, and a cast iron fireplace inset into a brick fireplace.



BEDROOMS THREE, FOUR and BATHROOM: There are two further double bedrooms on this floor as well as the family bathroom.

Upstairs, the second floor leads to an additional **BEDROOM/STUDY** and a large attic room ideal for use as a playroom or for easily accessible storage.



ANNEXE



Outside, there is a detached one bedroomed contemporary single storey annexe built in 2007. A gravelled drive with parking leads to the covered entrance and into the hallway. From here, there is a fabulous triple aspect 18' sitting/dining room with wooden floors under an attractive vaulted ceiling. A partly partitioned opening leads into the well fitted kitchen area, which has a window overlooking the rear garden and an additional Velux window overhead fills the room with light.

There is a large double bedroom with a range of fitted wardrobes and a modern shower room. The Annexe has a separate boiler to the main house, with its own oil tank and a Council Tax banding of A.





COMMUTING

MICHELDEVER STATION: Part of the popularity of Micheldever village is its proximity to Micheldever Station, which provides a regular train service to London Waterloo.

The station was originally named Andover Road until Andover got its own station, whereupon it changed to Micheldever Station, which then became a small village now encompassing the houses around it and The Dove Inn public house. A fun fact is that on 6th July 1895, the first motor car journey in England was undertaken from Micheldever Station!

Further rail links are available at Winchester City station, Basingstoke and Alton. Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.



THE VILLAGE

LOCATION: Bradley House is set within the parish of Micheldever, and located on the Basingstoke Road between Micheldever and Woodmancott. Micheldever village is just four miles away where the village centre has a village store, Micheldever CofE Primary School, St Mary's Church (which boasts origins dating from both the c13th and c16th!), with a further walk to the Half Moon and Spread Eagle, the local pub. The Northbrook Arms in East Stratton is a little closer, just three miles away.

Micheldever village is believed to be of early mediaeval origins with a range of quaint and attractive streets lined with traditional village houses, both large and small. The village is an active and social community and enjoys a Village Shop, Public House, Village Hall, St Mary's Church Primary School, and other facilities.

SCHOOLING:

Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

USEFUL WEBSITES:

<https://stmarysmicheldever.co.uk/> St Mary's Church (village church)
<https://www.micheldever.hants.sch.uk/> Micheldever Primary School
<https://nichelocal.co.uk/services/Micheldever-/Convenience-Store/Micheldever-Village-Store.html> (Micheldever Village Shop)
<https://www.halfmoonandspreadeagle.co.uk/> (local pub!)
<https://www.northbrookarms.com> (local pub)
<https://www.micheldevervillages.org/villagefacilities> Micheldever Village website
<https://grattonsurgery.nhs.uk/> (local GP practice)
<https://www.nationalrail.co.uk/stations/micheldever/> (Railway Station)
<https://checker.ofcom.org.uk/en-gb/broadband-coverage> (Ofcom Broadband checker)





GARDENS AND PARKING: The gardens and grounds are approx. 1.25 acres. The main entrance to Bradley House is from the Basingstoke Road, from where a shared open drive leads around and into the gate to Bradley House.

Here the drive splits to the right for the garage and parking area, or continues to the house, annexe, and also through to a separate private gated entrance to the property.

The front garden has a deep lawn to the far side of the drive, edged with mature hedging shielding the property from the road. The detached oak framed garage, car port and log store were added in 2017.

The side and rear gardens are a joy with mature roses, shrubs, and manicured trees offering the perfect setting for enjoying summer evenings. The gardens lead through to the separate area behind a five bar gate, ideal for children to run and play, or for vegetable gardens.



THE PROPERTY:

Construction: Whilst we are not surveyors and a formal survey if carried out can confirm, we understand the property to be of traditional construction methods from the 19th Century. The property has been predominantly rendered and painted cream, with striking and beautiful feature flint exterior walls. Apart from the drawing room, dining room, one bedroom and utility room, all other windows are double glazed.

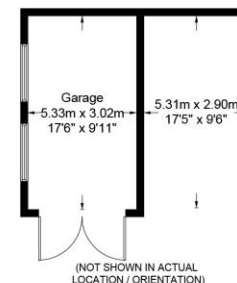
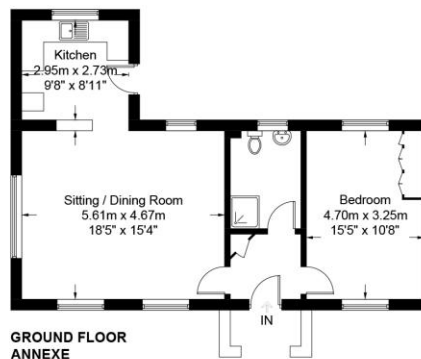
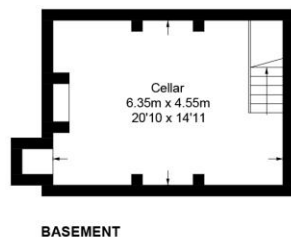
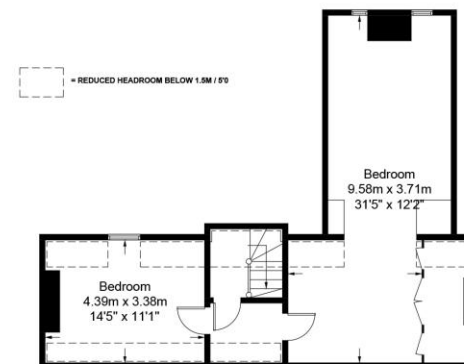
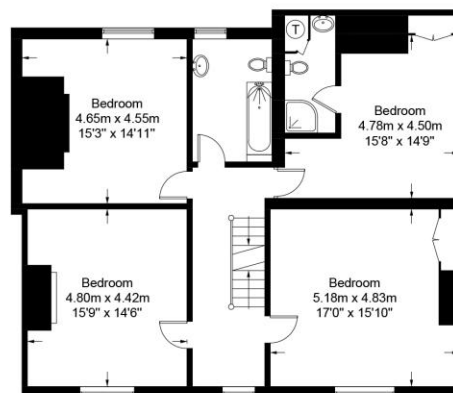
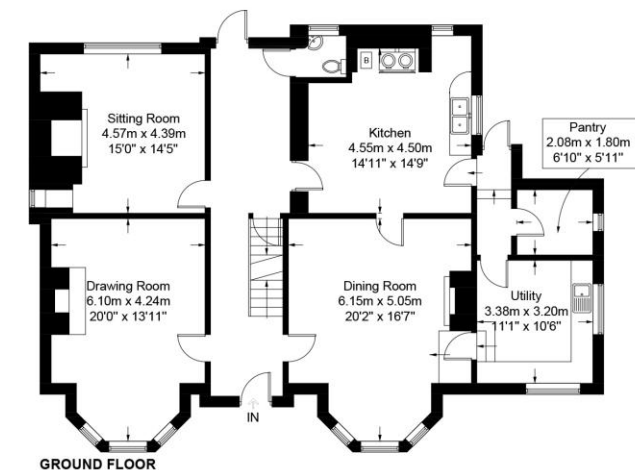
SERVICES:

The property has oil-fired central heating; private septic tank waste system; mains water and electricity. The hot water is heated from the AGA & immersion heater. Local Authority - Winchester City Council Council Tax Band G (Annexe Council Tax Band A) EPC Band F

Broadband availability: (source: Ofcom) Standard speed available, 23mbps download, 2mbps upload (we understand that the area is due to have faster speeds installed in the near future)
Flood checker (source: Govt website) Rivers & Seas low risk, Ground Water and Reservoirs low risk. Surface Water: high risk (but our clients advise that they have never been flooded during their ownership)



APPROXIMATE GROSS INTERNAL AREA = 317.5 SQ M / 3417 SQ FT
 BASEMENT = 28.9 SQ M / 311 SQ FT
 ANNEXE = 60.9 SQ M / 655 SQ FT
 GARAGE = 16.0 SQ M / 172 SQ FT
 TOTAL = 423.3 SQ M / 4555 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
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