

Wood Lane, Bramdean, Alresford

At home in Hampshire

Hellards

By The Way, Wood Lane

BRAMDEAN, ALRESFORD, HAMPSHIRE SO24 0JW

Guide Price: £550,000

- Bright and Airy Bungalow in Popular Village Location
- Pretty Rear Garden backing onto Fields to the Rear
- Kitchen/Dining Room with Views over the Garden
- Property in Excellent Decorative Order
- Sitting Room with Open Fireplace
- Garage and Plenty of Driveway Parking

A detached bungalow with a lovely, modern feel located in the middle of Bramdean, a popular village to the south-east of Alresford, which is just a ten minute drive away. The property has a bright and airy feel with a good flow to the accommodation, and is presented in excellent decorative condition.

The accommodation comprises an entrance hall, sitting room, kitchen/dining room, rear porch, three bedrooms, a bathroom and ensuite shower room. Outside, there is a garage and plenty of parking, and an attractive garden overlooking a field. The property is offered for sale with the benefit of no onward chain.

The bungalow is approached from the gravel driveway. The front door is within a covered porch, which opens to the entrance hall. A door to the left opens to the spacious sitting room, which has a fireplace and shuttered windows. The kitchen/dining room features a range of kitchen units, worksurfaces and breakfast bar, an eye-level double oven and spaces for appliances. There is a dining area with tiled flooring and a door to the utility room.

The main bedroom features built-in wardrobes and an ensuite shower room. The second bedroom has a window overlooking the garden, whilst the third bedroom/study has French doors to the garden.













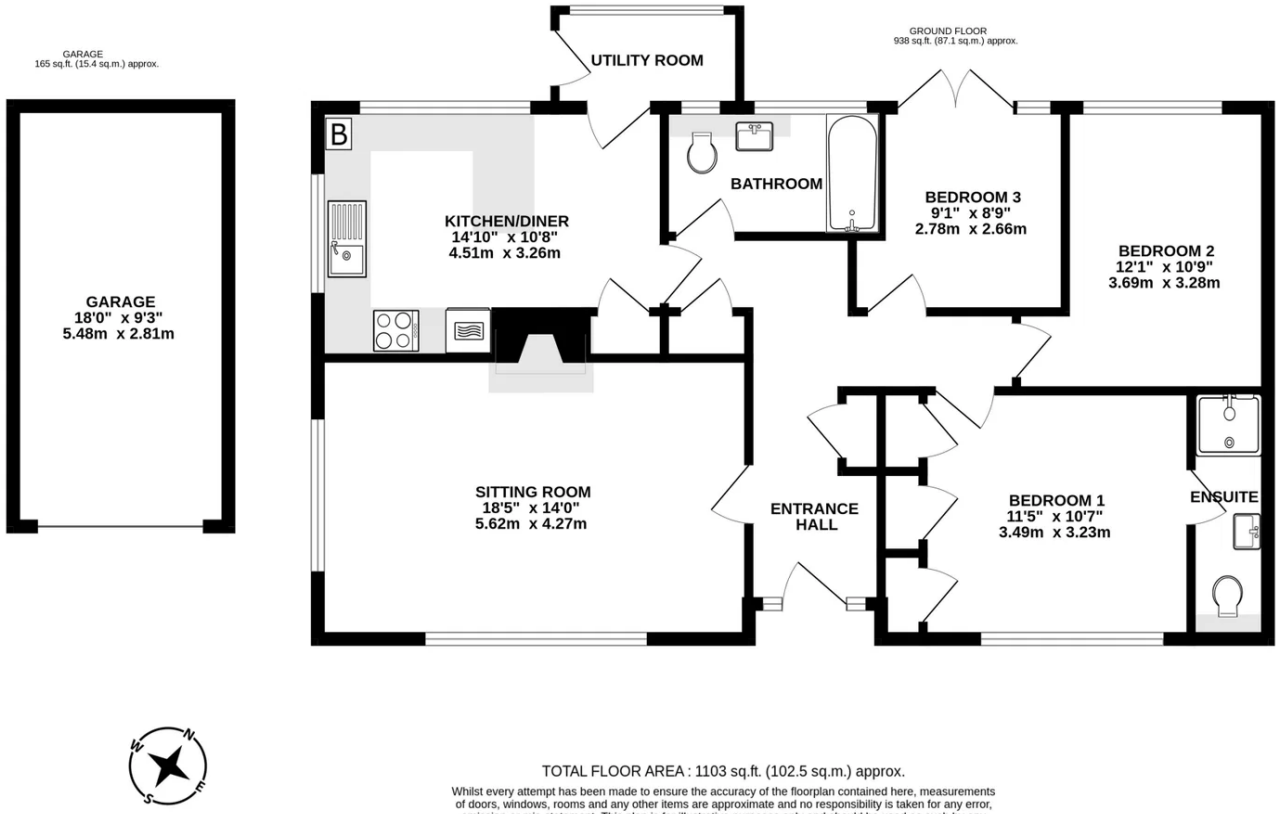
Outside, the driveway allows parking for several cars leading to a garage. A gate opens to the pretty rear garden, which is laid to lawn with a garden shed and stepping stones to a summer house. The garden overlooks a field to the rear and has a pond and seating terrace.

Wood Lane is located in the village of Bramdean in the South Downs National Park. This is an extremely popular part of Hampshire with charming villages, beautiful rolling countryside and easy access to major roads and rail access to London. The nearby Georgian market town of Alresford offers day-to-day shopping and local amenities, while Petersfield and Winchester provide an extensive range of shops and restaurants.

SERVICES
Mains water and electricity connected. Oil-fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: E

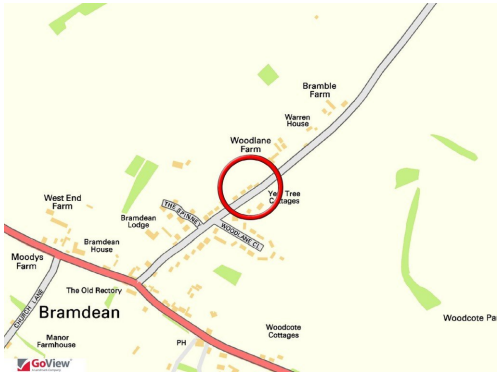
DIRECTIONS
From the centre of Alresford, proceed east along East Street and continue through Bishops Sutton to the roundabout with the A31 (Winchester to Alton road). Take the 2nd exit onto Old Park Road (sign posted Bramdean) and continue over Bramdean Common, following the road, which becomes Wood Lane. 'By The Way' will be found on the right, before the village hall.
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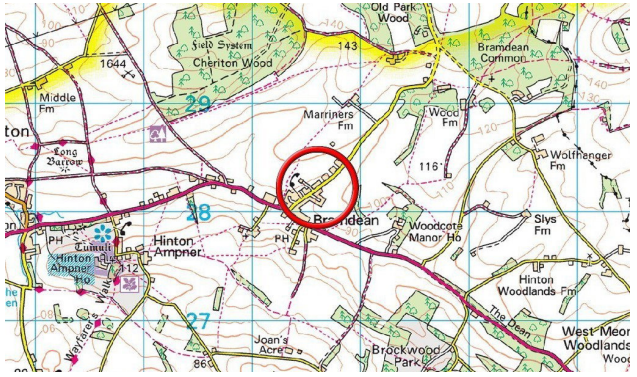


TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

https://www.hellards.co.uk/

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