


Tunbridge House

Tunbridge Lane, Bramshott



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A superb country house with extensive outbuildings, indoor pool complex and tennis court, set in 4.7 acres.

A handsome New England-styled detached family home with six bedrooms, indoor pool and an array of outbuildings including an entertainment barn. The property is beautifully presented and provides versatile and flexible accommodation with open-plan living space ideal for family life and entertaining and located in a sought-after village, near to local amenities and the station.



6 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



GARAGING



4.7 ACRES



FREEHOLD



RURAL



10,460 SQ FT



**GUIDE PRICE
£3,250,000**



The property

Tunbridge House is an attractive weatherboarded New England-styled country home, dating back to the early 1900's and offering more than 7,400 sq. ft. of beautifully presented, flexible and versatile accommodation arranged over two floors. The property benefits from high-quality fixtures and fittings throughout including luxury bathrooms with Villeroy & Boch sanitary ware and heating and cooling air conditioning to all three en suite bedrooms.

Providing a spacious family and entertaining space maximising the stunning south-westerly views, the accommodation flows from a welcoming reception hall, with American walnut staircase and, to service the newer wing of the property, a passenger lift.

At the heart of the home is the superb open-concept kitchen/dining room with bespoke Shaker style fitted kitchen with central island incorporating a breakfast table, electric Aga, modern integrated appliances and stylish worktops, and service rooms including a fitted utility room. Double doors lead to the conservatory, with French doors to the terrace.

The dual aspect "formal" sitting room has a bay window and feature fireplace with wood burner, whilst the family room has French doors to the terrace and a door to the impressive indoor pool complex; with bi-fold doors to the terrace, changing rooms, sauna, shower room and plant room.

On the first floor the property provides a luxurious dual aspect principal bedroom suite with fitted dressing area and en suite bathroom, five further bedrooms, two with en suites and one also having a dressing room. A stylish family bathroom and separate shower room completes the accommodation.







Outside

The property is approached through double electric gates over a tree lined drive with ample parking and access to the integral double garage, two detached double carports and outbuildings, including a spacious barn with workshop, machine store, cloakroom and entertainment area with bar and skittle alley. The delightful gardens surround the property and are laid mainly to lawn interspersed with mature specimen trees and features an all-weather tennis court, summer house with veranda, two original Edwardian greenhouses and an extensive terrace with loggia, providing the ideal location for outside entertaining or simply relaxing and enjoying the peace, tranquillity and privacy of the gardens.

Location

Lying just north of the A3 interchange, Bramshott 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 (2.2 miles) provides regular trains into London Waterloo and the A3 (1.4 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 1.8 miles
- Haslemere 5.7 miles
- London Heathrow Airport 38 miles
- London Gatwick Airport 48.5 miles
- Central London 48.6 miles

Nearby Stations

- Liphook
- Haslemere
- Liss

Key Locations

- Bramshott Common
- Ludshott Common
- Black Down
- Frensham Little Pond Hiking Route
- Champneys Forest Mere
- Old Thorns Hotel & Resort
- The Sculpture Park, Churt
- Uppark House and Garden

- Winkworth Arboretum
- Petworth House and Park (National Trust)
- Hindhead Commons and The Devil's Punch Bowl

Nearby Schools

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







Floorplans

Main House internal area 7,426 sq ft (689.9 sq m)
Outbuildings internal area 3,214 sq ft (298.5 sq m)
Total internal area 10,640 sq ft (971.7 sq m)
For identification purposes only.

Directions

GU30 7RG

what3words

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General

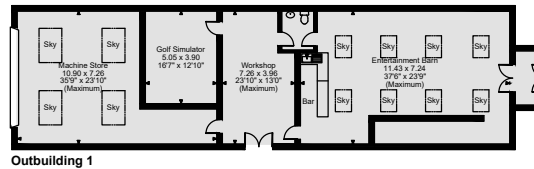
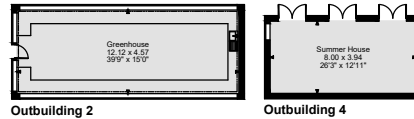
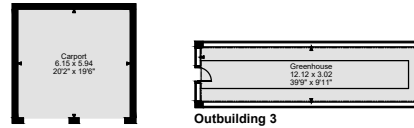
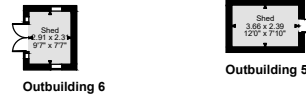
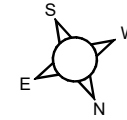
Local Authority: East Hampshire District Council

Services: Mains water and electricity. Private drainage which we believe complies with the current regulations. Oil fired central heating.

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

Council Tax: Band G

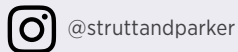
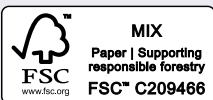
EPC Rating: D



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

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