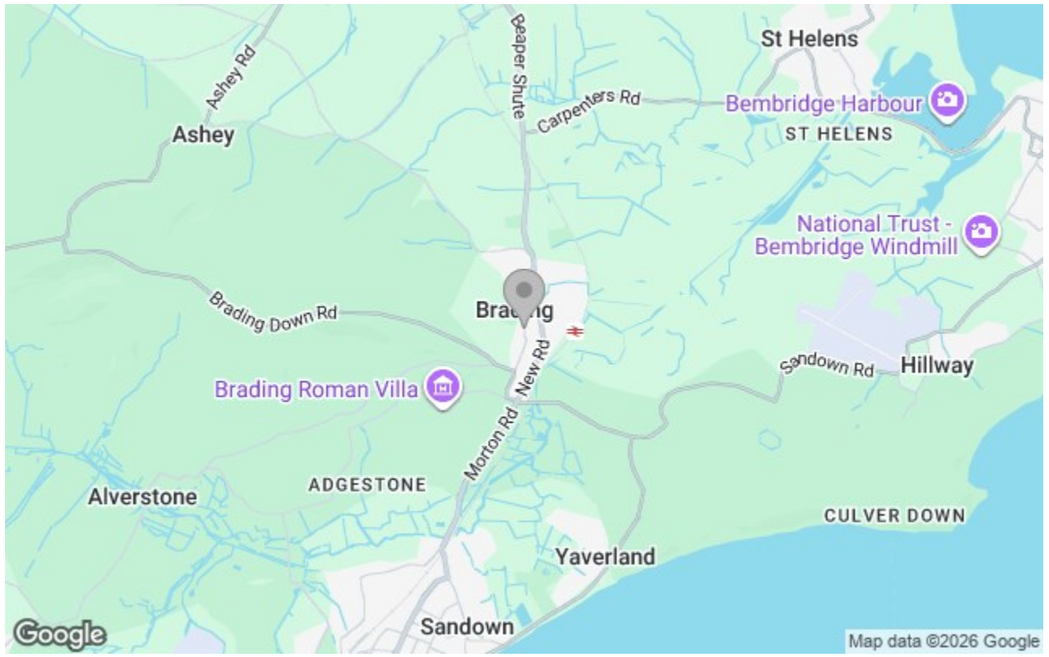



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# Bramblewood Cottage, The Mall

# Brading, PO36 0DE

£495,000

A rare opportunity to acquire a detached residence arranged to provide shared family accommodation with a separate annexe. The main house provides three bedrooms, a large reception room and fitted kitchen. The annexe includes a large reception room, fitted kitchen and double bedroom and also has a stair lift to access the first floor.

The property is situated in the popular village of Brading and offers views over the countryside. Further benefits include UPVC double glazing, gas central heating, garage, parking and garden chalet.

4 2 2









GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
807 sq.ft. (74.9 sq.m.) approx.




TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Part UPVC double glazed door to:

**Entrance Hall:**
Storage cupboard. Stairs off with open balustrade. Radiator.

**Cloakroom:**
Low level WC. Wash hand basin. Extractor fan.

**Reception/Dining Room: 26'0" x 12'0" max (7.92m x 3.66m max)**
With UPVC double glazed windows to the side, front and rear. Sliding doors to the garden. TV point. Open brick fireplace. Telephone point. Two radiators.

**Kitchen: 10'0" x 7'0" (3.05m x 2.13m)**
With a range of fitted base and wall units. Roll topped work surfaces. Stainless steel sink unit. Half tiled walls. Gas cooker with extractor hood over. UPVC double glazed door and window overlooking the garden and countryside beyond.

**First Floor**

**Landing:**
Loft access. open balustrade. Built in cupboard. Radiator. Door to annexe.

**Bedroom One: 14'0" x 11'0" (4.27m x 3.35m)**
Large vanity unit. Built in wardrobes. UPVC double glazed windows to the side and front with countryside views. Radiator.

**Bedroom Two: 12'0" x 9'0" (3.66m x 2.74m)**
A dual aspect room with UPVC double glazed windows to the side and rear with countryside views. Radiator.

**Bedroom Three: 8'0" x 7'0" (2.44m x 2.13m)**
UPVC double glazed window to the rear. Radiator.

**Shower Room:**
Shower cubicle/ Low level WC. Pedestal wash hand basin. Fully tiled walls. Chrome towel rail. UPVC double glazed window to the front.

**Annexe**

**Living Room: 18'0" x 10'0" (5.49m x 3.05m)**
Stairs off with stair lift. UPVC double glazed window to the front. Two radiators.

**Kitchen: 10'0" x 7'0" max (3.05m x 2.13m max)**
With a range of fitted base and wall units. Roll topped work surfacing. Gas cooker. Stainless steel sink unit. Door to:

**Lobby:**
UPVC double glazed door to garden also act as a separate access to the annexe area.

**Landing:**
UPVC double glazed window to the side. Stairlift. Open balustrade. Large storage cupboard. Radiator.

**Bedroom:**
UPVC double glazed window to the side and front. Radiator.

**Wetroom:**
Shower area. Low level WC. Wash hand basin. UPVC double glazed window to the rear. Radiator.

**Outside**

**Rear Garden:**
Mainly laid to lawn with fenced perimeter. Access to front. Patio areas to the rear and side. Large garden room made from static caravan with large deck area. Open countryside beyond.

**Front Garden:**
Lawned area with trees and shrubs.

**Garage:**
With light and power.

**Parking:**
Parking for several cars.

Tenure: Freehold
EPC: C
Council Tax Band: C

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