



# BRACKEN

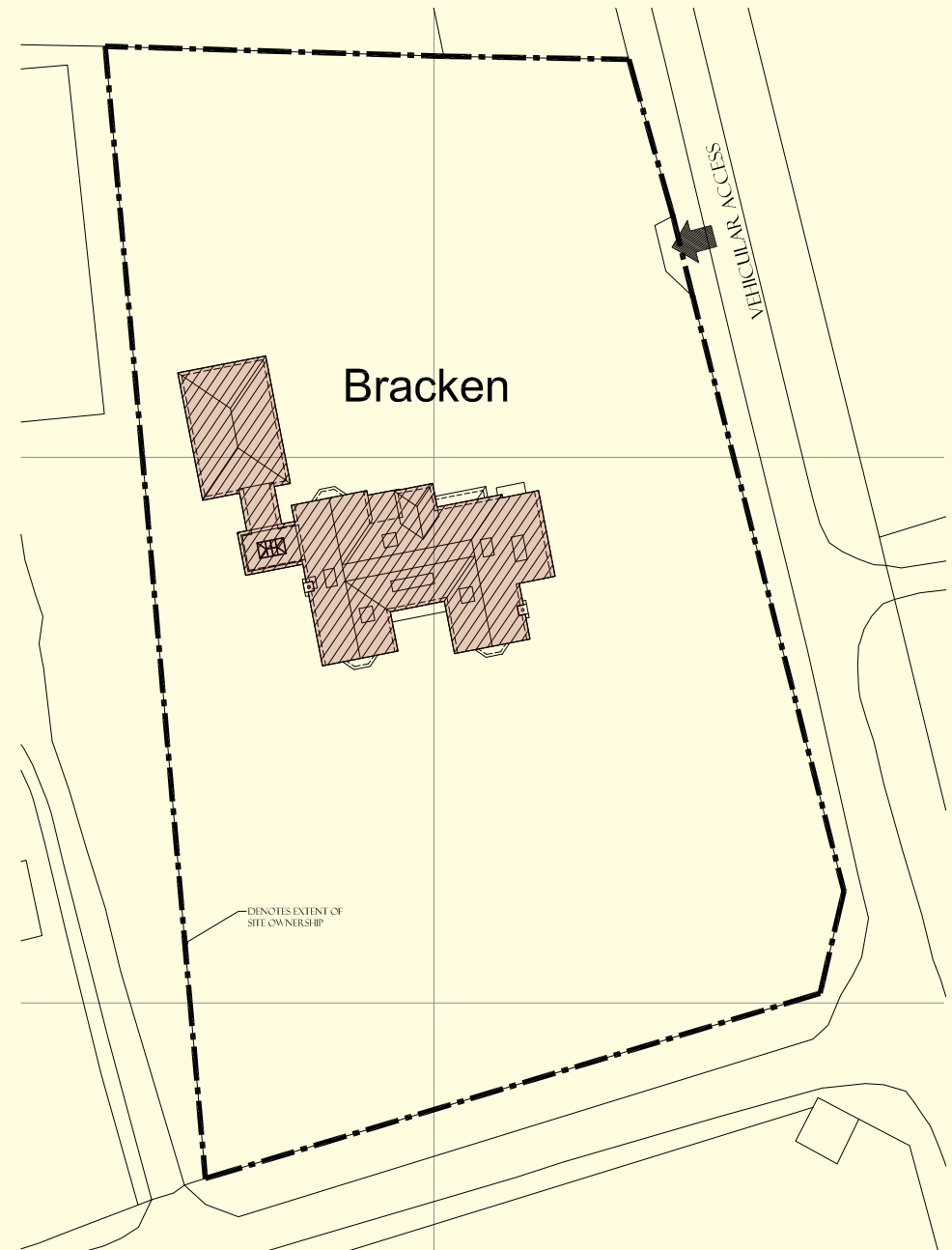
Wheatsheaf Enclosure • Liphook • Hampshire

## SITE FOR A NEW HOME AT

### BRACKEN, WHEATSHEAF ENCLOSURE, LIPHOOK, HAMPSHIRE

A truly unique and stunning plot of land, on the renowned Wheatsheaf Enclosure, offering the opportunity to create a new home to your own specification. Consent has been obtained to replace the existing dwelling with a beautiful and substantial country house of nearly 6,800 square feet, sitting in its own private plot of 1.3 acres.

Award winning Neil Holland Architects have given a great deal of care and attention to detail in creating the design and aesthetics of the building. It gives great presence whilst ensuring well screened privacy.



Not to scale

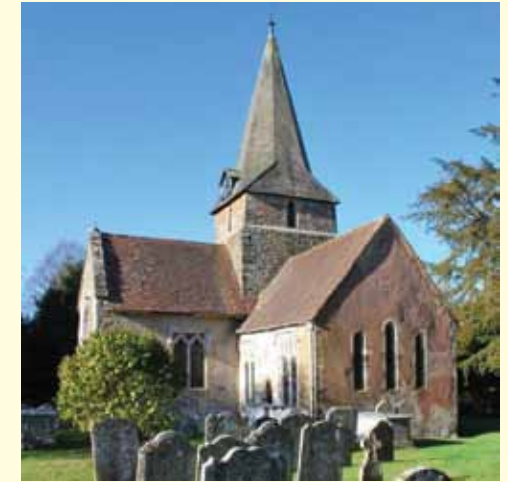
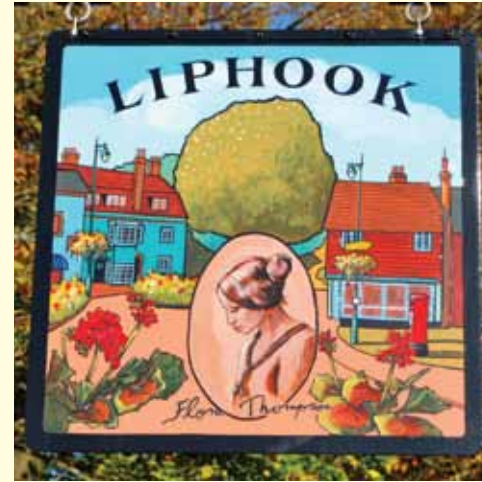
## AN EXCLUSIVE LOCATION

Bracken is situated close to Liphook village and enjoys a delightful secluded position in this favoured private location.

It is located to take advantage of the best leisure facilities in the South and all within easy reach - sailing at Portsmouth and Southampton, racing at Goodwood, Polo at Cowdray Park, Theatres at Chichester and Guildford, Golf at Old Thorns and Liphook Golf Club (situated on the Wheatsheaf Enclosure), Grayshott Spa and Champneys Health Spa at Forest Mere.

The nearby A3 gives access to London and the motorway network, which in turn leads to Gatwick, Heathrow and Southampton airports and the South coast with the ports of Southampton and Portsmouth.

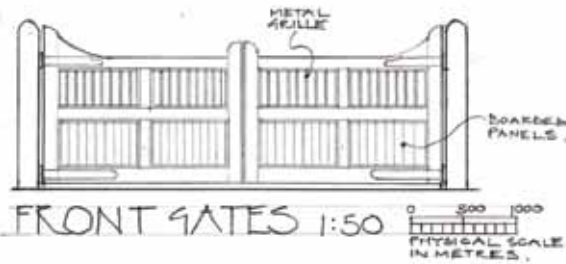
The quality of schools in the area in and around Liphook is probably unrivalled with Churchers Junior School and Highfield close by the village as well as Amesbury, Bedales and St. Edmunds a short drive away. Charterhouse, Prior's Field and many other leading schools are within easy reach by road and rail.



# PLANS AND MEASUREMENTS

## GROUND FLOOR

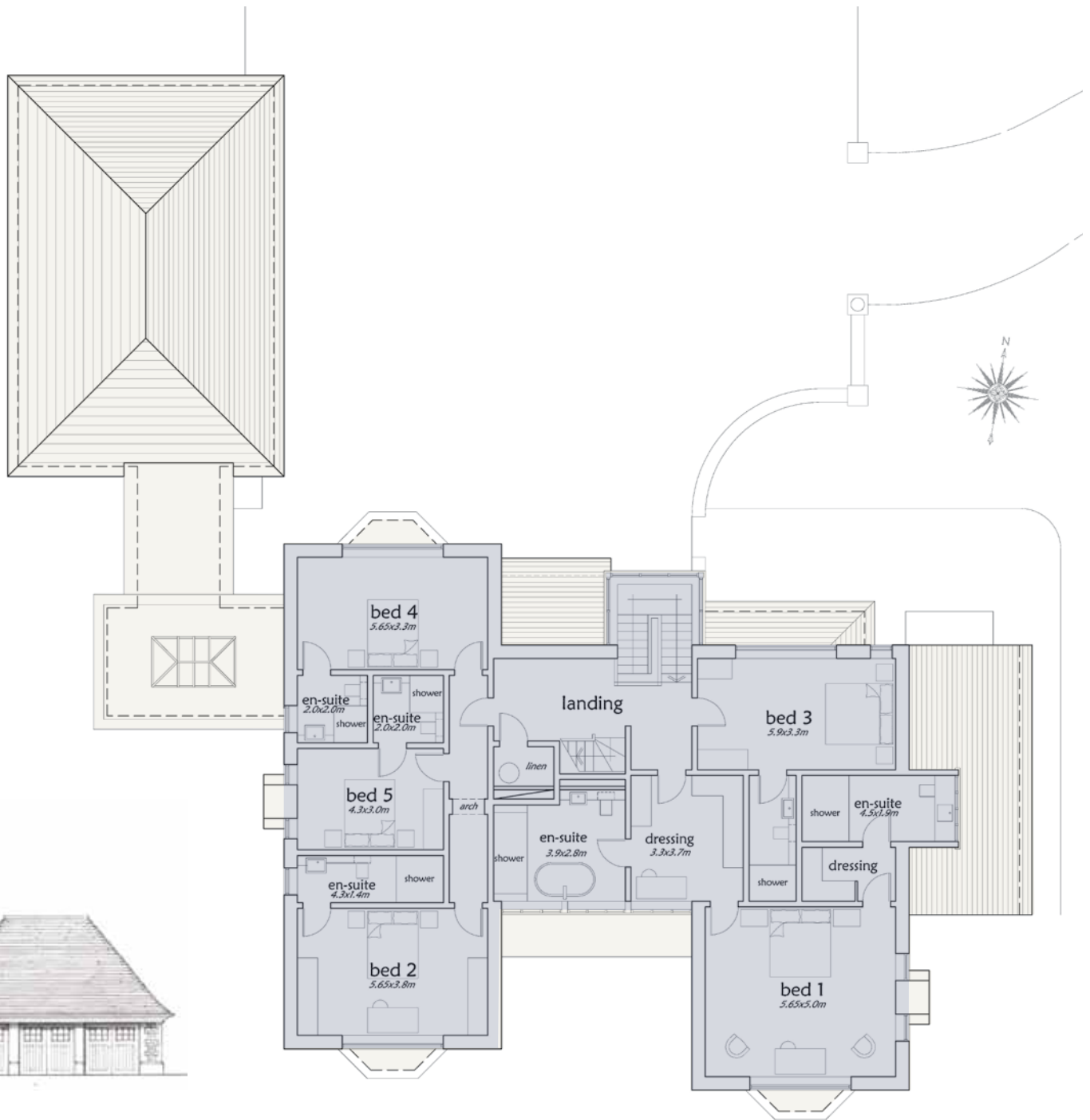
ROOM SCHEDULE	METRIC	IMPERIAL
Garage	6.20 x 9.90m	20' 4" x 32' 5"
Boot Room	2.40 x 4.30m	7' 10" x 14' 1"
Garden Room	5.20 x 3.20m	17' 0" x 10' 6"
Study	4.00 x 3.30m	13' 1" x 10' 9"
WC	1.40 x 1.80m	4' 7" x 5' 10"
Drawing Room	5.65 x 9.30m	18' 6" x 30' 6"
Dining Room	5.60 x 4.60m	18' 4" x 15' 1"
Kitchen	5.65 x 4.20m	18' 6" x 13' 9"
TV Room	5.65 x 5.20m	18' 6" x 17' 0"
Utility Room	3.10 x 4.00m	10' 2" x 13' 1"
Snug	3.25 x 3.00m	10' 7" x 9' 10"
Gross Internal Areas	269m <sup>2</sup>	2,896 sq ft
Gross External Areas	313m <sup>2</sup>	3,369 sq ft



Revisions

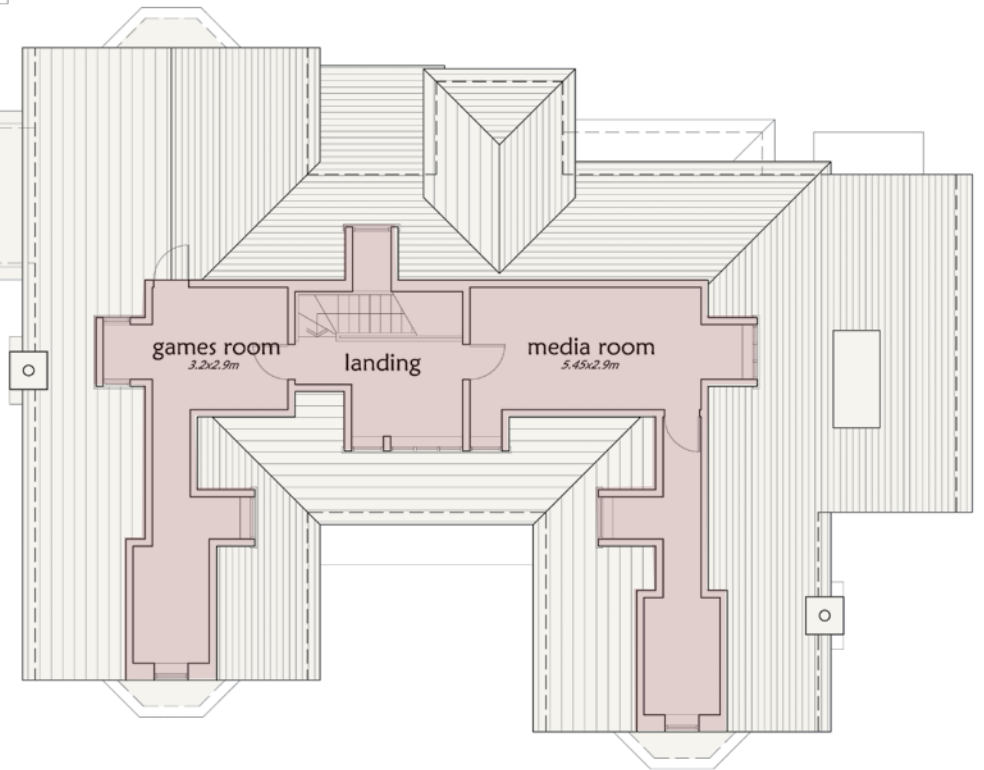
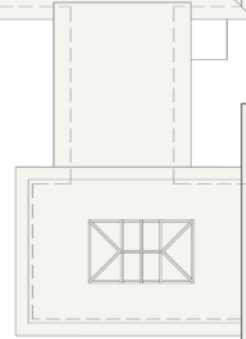
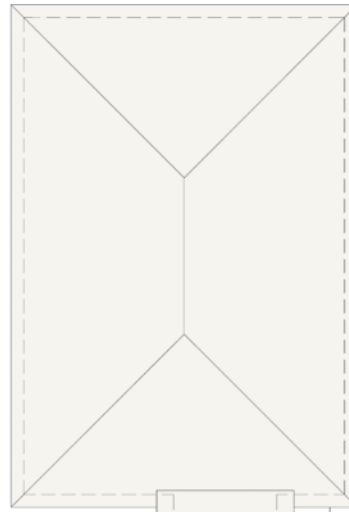
# FIRST FLOOR

ROOM SCHEDULE	METRIC	IMPERIAL
Bedroom 1	5.65 x 5.00m	18' 6" x 16' 4"
Ensuite Hers	3.90 x 2.80m	12' 9" x 9' 2"
Dressing Room Hers	3.30 x 3.70m	10' 9" x 12' 1"
Ensuite His	4.50 x 1.90m	14' 9" x 6' 2"
Dressing Room His		
Bedroom 2	5.65 x 3.80m	18' 6" x 12' 5"
Ensuite	4.30 x 1.40m	14' 1" x 4' 7"
Bedroom 3	3.90 x 3.30m	12' 9" x 10' 9"
Ensuite		
Bedroom 4	5.65 x 3.30m	18' 6" x 10' 9"
Ensuite	2.20 x 2.20m	7' 2" x 7' 2"
Bedroom 5	4.30 x 1.40m	14' 1" x 4' 7"
Ensuite	2.20 x 2.20m	7' 2" x 7' 2"
Gross Internal Areas	205m <sup>2</sup>	2,207 sq ft
Gross External Areas	239m <sup>2</sup>	2,572 sq ft



## SECOND FLOOR

ROOM SCHEDULE	METRIC	IMPERIAL
Games Room	3.20 x 3.90m	10' 5" x 12' 9"
Media Room	5.45 x 2.90m	17' 10" x 9' 6"
Gross Internal Areas	61m <sup>2</sup>	657 sq ft
Gross External Areas	76m <sup>2</sup>	818 sq ft





## DIRECTIONS – GU30 7EH

From the A3 junction with the B2171 proceed south towards Liphook, and then join the B2131 followed by the B2070 towards Rake. Continue for 0.9 of a mile passing under the railway bridge, and then take the first left sign-posted Liphook Golf Club/Wheatsheaf Enclosure. Proceed into the private estate and Bracken is the third house on the right hand side, situated around 400 metres after Red Walls House.



### By Road

A3	2 miles
M25 Junc. 10	27 miles
Gatwick Airport	43 miles
Heathrow Airport	43 miles
Southampton Airport	36 miles

### By Rail

(From Haslemere)	
London Waterloo	50 mins
Portsmouth Harbour	40 mins
Guildford	15 mins

### Planning Reference

SDNP/12/00651/FUL



72 High Street Haslemere Surrey GU27 2LA  
Telephone 01428 664800 mark.steward@clarkegammon.co.uk www.clarkegammon.co.uk



1 West Street Haslemere Surrey GU27 2AB  
Telephone 01428 770560 haslemere@knightfrank.com

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