

TOWER HOUSE

WOOLMER LANE • BRAMSHOTT

Tower House, 4 Ludshott Manor, Woolmer Lane, Bramshott, Liphook, GU30 7RD

Offering all the prestige of country-house living without the responsibility of maintaining a large private estate alone, this exceptional two-bedroom home forms part of the Grade II listed Ludshott Manor. Set within approximately ten acres of magnificent communal grounds, the property combines impressive period character, beautifully proportioned accommodation and an enviable rural setting. A garage, driveway parking, EV charging point and no onward chain complete the offering.

Formerly known as Woolmer Lodge, Ludshott Manor is a handsome 19th-century country house designed in the Gothic style by P. F. Robertson. Its origins are connected to the historic manor dating back to the 11th century, with the house surrounded by established pleasure grounds, parkland and farmland. In 2002, the manor was sensitively converted by Macleod Developments, creating a select collection of individual apartments and houses within the original building and its grounds. Further homes were created within the former walled garden, where much of the historic wall was carefully retained.

A private entrance opens into a welcoming reception hall with a cloakroom/WC and useful coats cupboard. A wide archway creates an elegant transition into the inner hall, where stairs rise to the first floor and the generous proportions of the house are immediately apparent.

Undoubtedly the centrepiece of the home is the magnificent 28ft triple-aspect sitting/dining room. Tall windows draw in an abundance of natural light and provide attractive outlooks, while the central fireplace creates a natural focal point. Above, an extraordinary ornate coffered ceiling with decorative detailing gives the room a sense of grandeur rarely found in a modern home. Its exceptional scale comfortably accommodates defined sitting and dining areas, making this a superb room for both everyday relaxation and entertaining.

The dual-aspect kitchen/breakfast room provides an excellent contrast, combining classic proportions with a practical contemporary finish. An extensive range of fitted cabinetry incorporates generous drawer and cupboard storage, integrated appliances and wide work surfaces, which extend into a useful curved breakfast bar. There is ample space for informal dining, while glazed doors open directly onto a communal courtyard terrace. A separate utility room offers further valuable storage and laundry space.

Upstairs are two well-proportioned double bedrooms, each enjoying its own en-suite facilities. The principal bedroom is especially characterful, with a dramatic vaulted ceiling crossed by exposed timber beams, extensive fitted wardrobes and an en-suite bathroom. Bedroom two is served by a fully tiled en-suite shower room, creating comfortable and flexible accommodation for guests.

The property benefits from a private garage together with driveway parking for two vehicles and an EV charging point. Offered for sale with no onward chain, this is a rare opportunity to enjoy the space, character and surroundings of a historic country estate with the convenience of a thoughtfully managed setting.



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OUTSIDE AND FURTHER INFORMATION

The grounds are an outstanding feature of life at Ludshott Manor. Extending to approximately ten acres, they include sweeping lawns, mature specimen trees, established flower beds, scenic pathways and woodland walks, peaceful seating areas and a secluded secret garden. Residents can also enjoy the tennis court and communal terraces, with numerous places from which to appreciate the tranquillity of this exceptional country setting.

Balance of a 999 year lease issue in April 2006, approximately 979 years remaining.
Ground rent £250 per annum. Service Charge £6,600 per annum.
Freeholder is Ludshott Manor Management company.

Tenure: Leasehold **EPC Rating:** D **Council Tax Band:** G (Correct at time of publication and is subject to change following a council revaluation after a sale)
Services: The property has mains water, electricity, gas fired central heating to radiators and private drainage (septic tank).
Broadband and Mobile services: Visit checker.ofcom.org.uk













LOCATION

Ludshott Manor occupies a wonderfully peaceful position on Woolmer Lane in the rural village of Bramshott. The surrounding landscape is particularly special, with National Trust-owned Ludshott Common, Bramshott Common and Waggoners Wells all close at hand, offering hundreds of acres of heathland and woodland for walking, running, riding and dog walking.

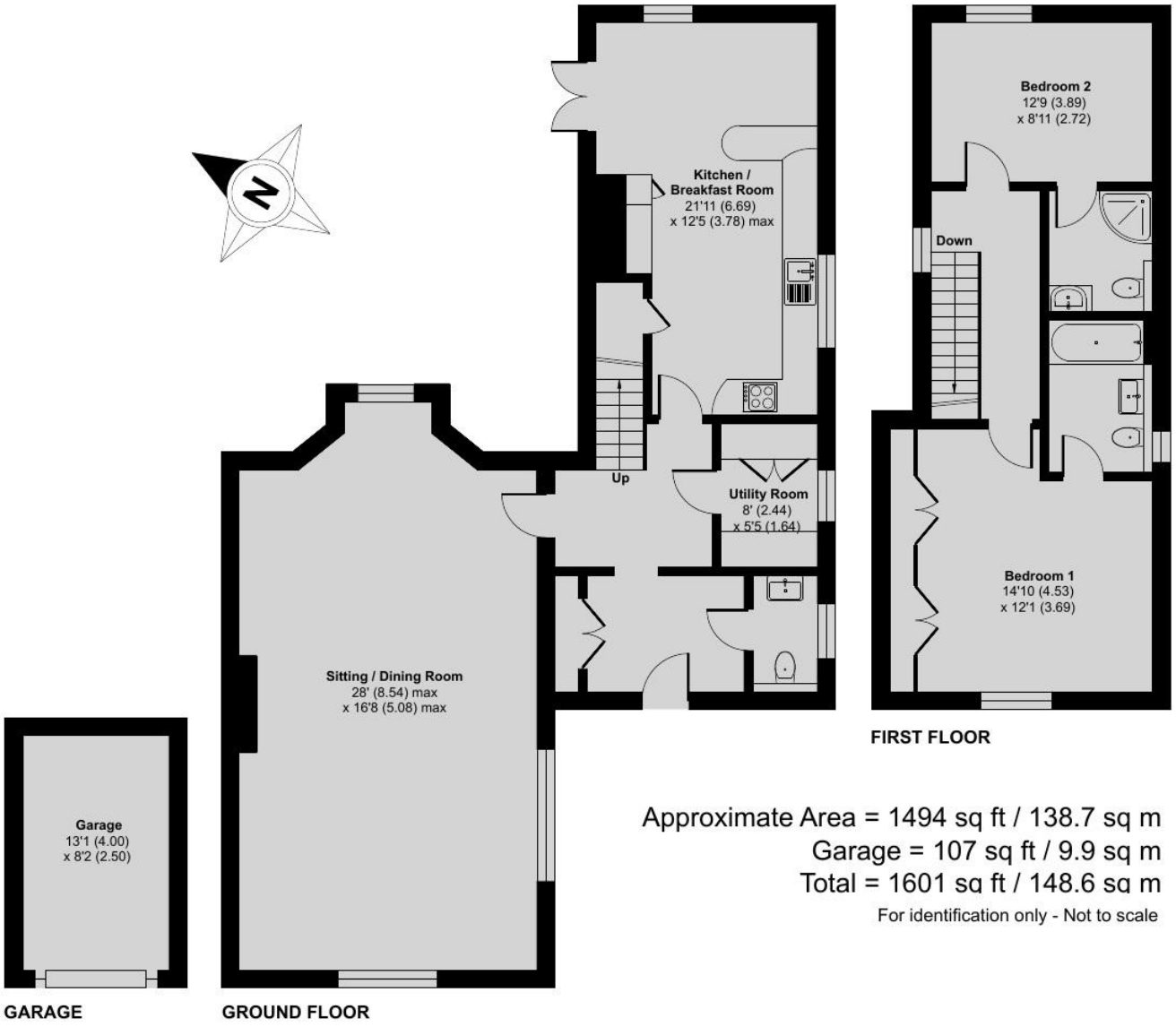
Bramshott is an attractive and historic village whose origins date back to the early 13th century. At its heart is the Grade II listed St Mary's Church, founded in around 1220 and surrounded by an extensive churchyard that includes more than 300 graves of Canadian servicemen from the First World War. Character properties radiate from the village centre, interspersed with more contemporary homes, while the River Wey gently meanders through the surrounding countryside.

Despite its rural atmosphere, Ludshott Manor is conveniently placed for Liphook, Grayshott and Haslemere, which collectively provide an excellent range of independent shops, cafés, restaurants and pubs, together with supermarkets including Sainsbury's, Tesco, Waitrose and Marks & Spencer Foodhall. Liphook railway station provides services towards London Waterloo and the south coast, while the nearby A3 offers convenient road links towards Guildford, London and Portsmouth. Gatwick, Heathrow and Southampton airports are also all within an hour.

The area is well served by schools in both the state and independent sectors. Nearby choices include Liphook Infant and Junior Schools, Bohunt School and Woolmer Hill secondary schools as well as several pre-school/nurseries, together with St Edmund's, Amesbury, St Ives, Highfield and Brookham, Frensham Heights close by, with Barrow Hills, King Edward's Witley, Charterhouse, Bedales and Cranleigh School slightly further afield.

Recreational opportunities are equally extensive, with golf available at Liphook, Hindhead and Hankley Common, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing at Frensham Great Pond and Chichester Harbour.

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Approximate Area = 1494 sq ft / 138.7 sq m
Garage = 107 sq ft / 9.9 sq m
Total = 1601 sq ft / 148.6 sq m
For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1446750

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