

# 40 Bramshott Place

A beautiful modern home



Price: £POA\*

A three bedroom cottage arranged over two floors, The Holman features a fabulous kitchen/dining area opening onto a dual aspect glazed garden room. It also boasts a spacious living room with double doors opening onto the kitchen/dining area, making this space ideal for entertaining.

Internal measurements: 1,410sq ft

|                               |                  |                 |
|-------------------------------|------------------|-----------------|
| Kitchen/Diner and Garden Room | 10' 6" x 18' 1"  | 5,930 x 5,500mm |
| Living Room                   | 13' 0" x 20' 10" | 3,950 x 6,340mm |
| Bathroom                      | 6' 3" x 6' 10"   | 1,890 x 2,070mm |
| Bedroom 1                     | 11' 0" x 10' 2"  | 3,350 x 3,090mm |
| Den/Bedroom 2                 | 11' 4" x 16' 8"  | 3,430 x 5,060mm |
| Study/Bedroom 3               | 9' 5" x 13' 11"  | 2,870 x 4,240mm |

Apart from the fixtures and fittings described, the homes are unfurnished.

\* Based on a 125-year lease, and subject to service charge, event fees and ground rent. Please ask for further information.

Version 3 - 19/10/2018



PLEASE NOTE: Images are for illustrative purposes only, Rooms shown may not be representative of this property.