

Copes Lane | Bramshill | Hook | RG27 ORQ

Offers Over £850,000

Freehold

Waterfords
Residential Sales & Lettings

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Hook | RG27 ORQ
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A rare equestrian property set in beautiful open countryside, featuring well-kept paddocks, stables, and extensive parking. The accompanying detached bungalow offers spacious, versatile accommodation with excellent annexe potential, ideal for multi-generational living or home-office needs. Highlights include a striking brick-and-glazed family/dining room, a well-equipped kitchen with utility, four bedrooms (two en suite), and a separate shower room. Additional benefits include a timber garage and a heated Victorian glasshouse with direct access from the home. Peacefully positioned yet well-connected, the property provides the perfect blend of rural lifestyle and convenient access to major routes.

- Rarely available equine opportunity with stables and paddocks.
- Timber constructed garage, heated Victorian glass house attached and accessed from the property.
- Five bedrooms and 2 en suite bathrooms and further shower room to potential annexe area.
- Centrally located with access to Reading by road A34/M4 and A3O/M3
- Utility room
- Adjoining detached bungalow with excellent accommodation including annexe potential.
- Sitting room with access to a stunning central brick and glazed Dining/Family room
- Extensive parking for horse boxes/vehicles
- Fitted Kitchen breakfast room with integral appliances.
- Surrounded by open countryside with a choice of many popular village pubs.







"Rare Equestrian Home with Stables, Paddocks and Exceptional Living Space"











Set amidst beautiful open countryside and within easy reach of vibrant village pubs, this unique property presents a rarely available equine opportunity complete with stables and well-maintained paddocks, making it ideal for horse owners or those seeking a rural lifestyle retreat.

Adjoining the land is a detached bungalow offering excellent, versatile accommodation, including outstanding annexe potential for multi-generational living, guests, or home-office needs. The property further benefits from a timber-constructed garage and an impressive heated Victorian glasshouse, directly accessed from the home—perfect for gardening enthusiasts or those wishing to create a year-round growing space.

Inside, the spacious accommodation features a welcoming sitting room, opening into a stunning central brick-and-glazed dining/family room, creating a dramatic and light-filled heart to the home. The well-appointed kitchen/breakfast room is fitted with integral appliances and complemented by a separate utility room.

There are four bedrooms, including two en suite bathrooms, as well as a further shower room serving the potential annexe area, offering both privacy and flexibility for varied living arrangements.

Externally, the property provides extensive parking, suitable for horse boxes and multiple vehicles. Despite its tranquil rural setting, the











home is centrally located for excellent transport links, with easy access to Reading via the A34/M4 and to the south via the A30/M3.

This is a rare chance to secure a beautifully positioned equestrian property offering flexible accommodation, excellent facilities, and a strong sense of countryside living—all within convenient reach of major routes and amenities.

Waterfords are delighted to represent this attractive home, and viewings are highly recommended to fully appreciate the location and lifestyle on offer. Book your viewing today.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

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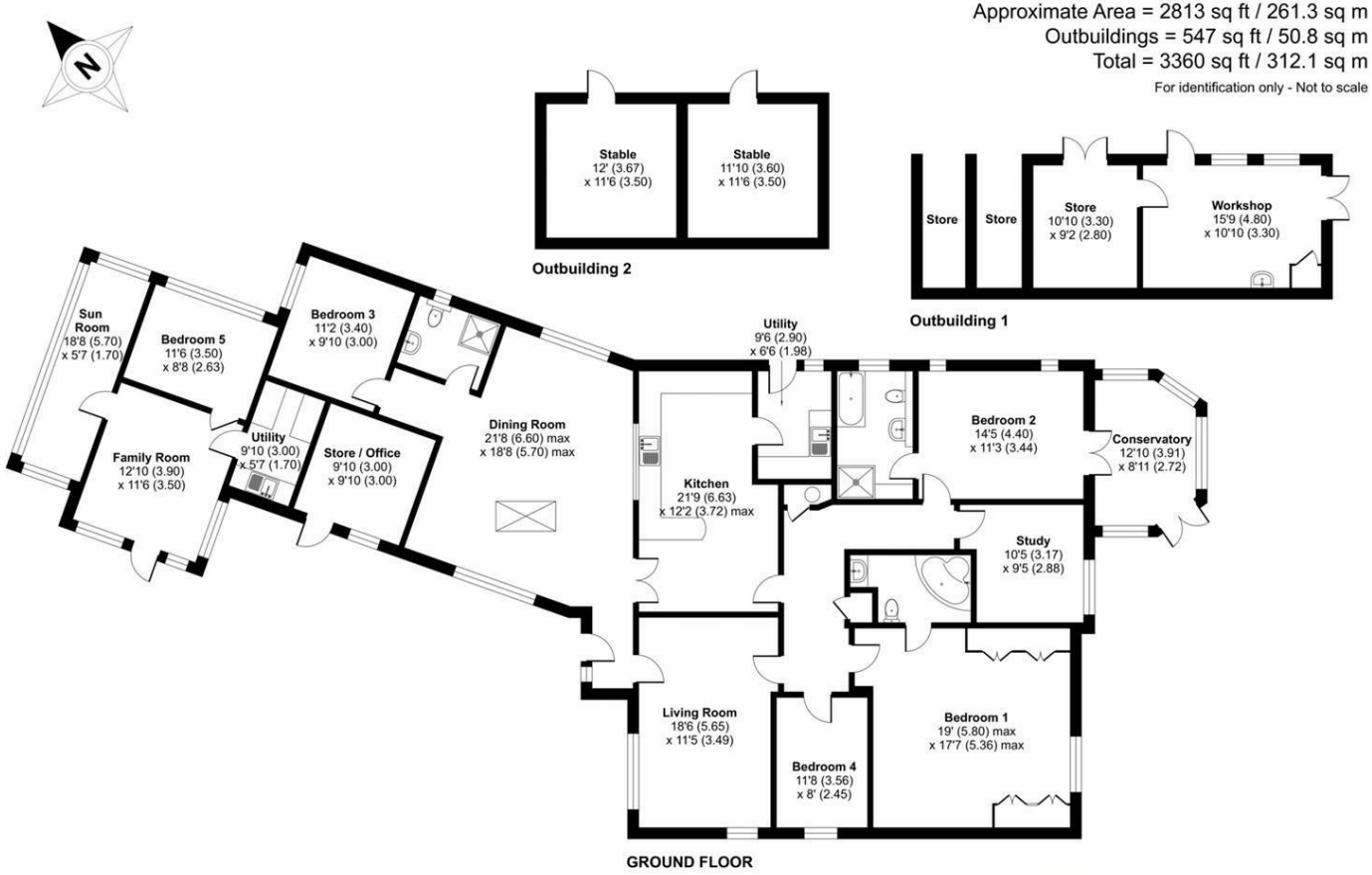






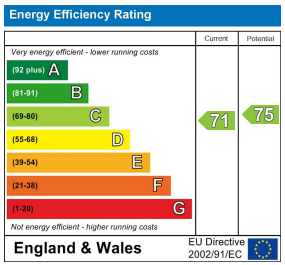
Copes Lane, Bramshill, Hook, RG27

Approximate Area = 2813 sq ft / 261.3 sq m
Outbuildings = 547 sq ft / 50.8 sq m
Total = 3360 sq ft / 312.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1428736

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39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk