



LAUNDRY FARM HOUSE

Wedmans Lane, Rotherwick, Hampshire, RG27 9BX

Carter Jonas

LAUNDRY FARM HOUSE, WEDMANS LANE, ROTHERWICK, HAMPSHIRE, RG27 9BX

Grade II listed character farmhouse • 3 bedrooms
Bathroom • Sitting room • Dining room • Kitchen •
Pantry and larder • Planning permission granted for
extension, reconfiguration of the main house and
erection of oak framed double garage / art studio •
Fabulous edge of village position • 0.9 acres of garden

DESCRIPTION

This property presents a unique opportunity to extend and refurbish an idyllic period farmhouse set in 0.9 acres.

The current layout comprises two reception rooms, with beamed ceilings and original fireplaces, a kitchen and pantry and larder to the rear. A staircase from the sitting room leads to the three upstairs bedrooms.

The gardens and grounds are a particular feature, being mainly laid to lawn with a private driveway leading to a gravelled parking area. The gardens are bordered by hedging and mature trees.

NB The property has the benefit of planning consent for the erection of a two storey rear extension following demolition of existing single storey extension, internal alterations and external repairs. There is also planning consent in place for a detached oak framed outbuilding to provide double garage and home art studio. Further details can be found using reference 20/03141/LBC on www.hart.gov.uk/planning-and-building-control

AN EXCITING OPPORTUNITY TO ACQUIRE AN UNMODERNISED PERIOD FARMHOUSE WITH PLANNING PERMISSION TO EXTEND AND MODERNISE



LOCATION

Rotherwick is a charming Hampshire village with its school and village hall and two traditional village pubs (The Falcon and The Coach and Horses). Tylney Hall Hotel and Golf Course are nearby, and further amenities are found in the larger village of Hook with its main line train service to Waterloo (around an hour) and J5 of the M3. For commuters this property offers excellent access to major towns such as Reading and Basingstoke and villages such as Odiham and Hartley Wintney. Local schools include Whitewater CofE primary, Wellesly prep school, Sherfield School and Lord Wandsworth College.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity and water. Septic tank. Wood burner / open fire. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Hart District Council. Council Tax Band E.

Viewings: Strictly by appointment with Carter Jonas. 01962 842742.



Proposed Plans



East Elevation



West Elevation



North Elevation



South Elevation



Wedmans Lane, RG27

Approximate Gross Internal Area = 110 sq m / 1183 sq ft
 Approximate Outbuilding Internal Area = 9.6 sq m / 104 sq ft
 Approximate Total Internal Area = 119.6 sq m / 1287 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G	5	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

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