



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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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