



Rotherwick, Nr Basingstoke / Hook / Odiham, Hampshire
£4,950 pcm excl, including gardening

Stunning Five Bedroom Barn Conversion with Detached Home Office and
Extensive Storage Facilities



Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 5

Key Features:

Fully Fitted Bespoke Kitchen and Utility Room
Dining Room with Open Fire
Vaulted Drawing Room with Open Fire
Minstrel's Gallery
Family Room
Five Double Bedrooms (Two En Suite)
Two Further Bath / Shower Rooms plus W.C. / Cloakroom
Detached Annexe / Home Office
Large, High Eaves Storage Barn / Hanger (13m x 5.5m x 6m)
Gardens / Grounds

Description:

This is a beautiful detached country house, offering flexible accommodation with extensive outbuildings, in a stunning position, with far reaching views.

The property enjoys many character features, being beamed and well appointed with oil central heating (partly underfloor) and excellent entertainment space in the galleried drawing room with its mood lighting and integrated music system.

Outside:

There are gardens and grounds of approximately one acre, a very attractive gravelled courtyard to the front of the house, and the pretty gardens to the rear enclosed with a sunny terrace, driveway, lawned area with a backdrop of the surrounding open countryside leading on to the helipad and storage barn, suitable for helicopter or cars, with its own heating system.

Situation:

Rotherwick is a very sought after location, with the property lying on high ground on the rural fringes with stunning views to the rear. The village itself offers a church and a highly regarded village primary school.

Basingstoke with its amenities and mainline station is approximately 5 miles, Reading 12 miles, Hook 2 miles and Odiham 5 miles. There is easy access to the M3.

Local Authority: Hart District Council (Band G)

AVAILABLE JUNE 2022

White Goods: Electric Double Oven, Electric Hob, Fridge/Freezer, Washing Machine and Tumble Dryer

Heating: Oil fired

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

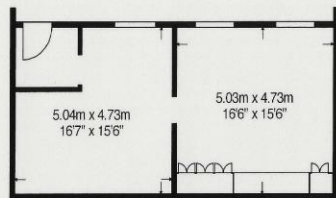
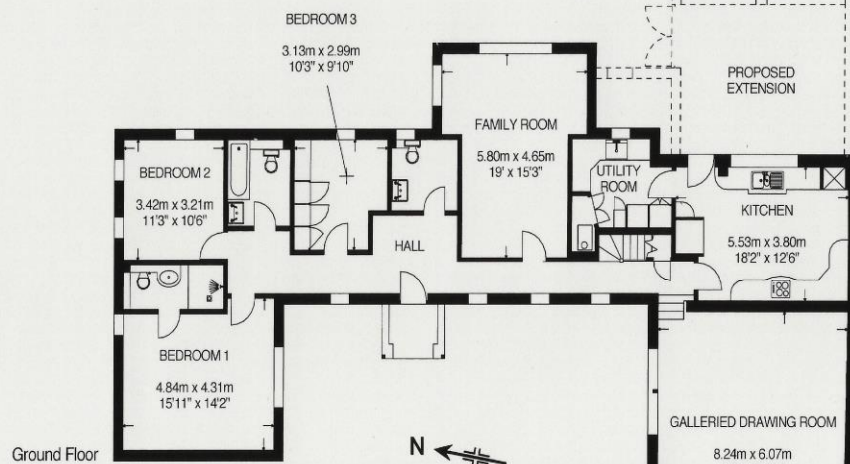
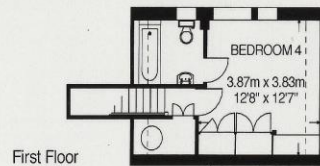
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



APPROXIMATE GROSS INTERNAL AREA
excluding proposed extension

House 287.3 sq.m. 3093 sq.ft.
Annexe 48.3 sq.m. 520 sq.ft.

FOR IDENTIFICATION ONLY - NOT TO SCALE







The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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