

Home Farm Rotherwick, Hampshire



Home Farm, Ridge Lane, Rotherwick, Hampshire, RG27 9AX

Property

Home Farm is a wonderfully unique family home that forms a part of the former Tylney Hall Estate's model farm. Having undergone extensive renovation in recent years it is now configured as a four bedroom family home with attached 3/4 bedroom annexe and charming courtyard garden.

This property also has the exciting potential to offer revenues from its studio facility and large annexe.

Ground Floor

On the ground floor there is a vast drawing room which is almost 7 meters square. The kitchen is also a generous room which has recently been refitted to a high specification. There is a large dining room which has vaulted ceilings containing the galleried landing above.

The property also benefits from a gym/yoga studio with bathroom/changing facility on the ground floor adjacent to the utility space, ideal for either business use or simply as a personal leisure facility.

First Floor

Upstairs the property is configured with two main zones joined by the long galleried landing. There are three bedrooms and a well appointed family bathroom at one end and the main bedroom suite at the other.

The main bedroom is over the drawing room and as such is also almost 7 metres square. This also benefits from a luxurious en-suite bathroom with large walk in shower and free standing bath.

Outside

Attached to the property at the drawing room end is a self contained annexe which currently offers 3/4 bedrooms, a living room area and a kitchen. There is a separate bathroom and one of the rooms is en-suite.

This could be used to generate a rental income if desired.

The courtyard garden to the rear of the property is walled on two sides and has a large gravelled area and has an equally sized area of artificial lawn.

Location

Rotherwick is a charming Hampshire village surrounded by rolling countryside. The village is home to two public houses, a village hall, church and a primary school and is very close to the popular Tylney Hall Hotel and Golf Course.

Nearby the larger village of Hook is home to a wider range of amenities and shops including supermarkets, doctors and dentists among others.

There is also a mainline train station in Hook which can provide rail links to London Waterloo in around an hour. Hook also benefits from a junction on to the M3 motorway providing easy links to both London and the south coast.

Further nearby schooling can be found in Hook (infants and junior), Odiham - Robert Mays Secondary, Daneshill in Stratfield Saye and St Neots Preparatory in Eversley.





























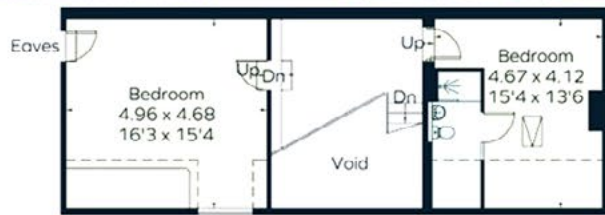




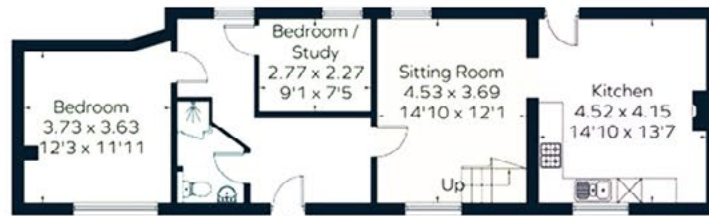




Home Farm Annexe Accommodation



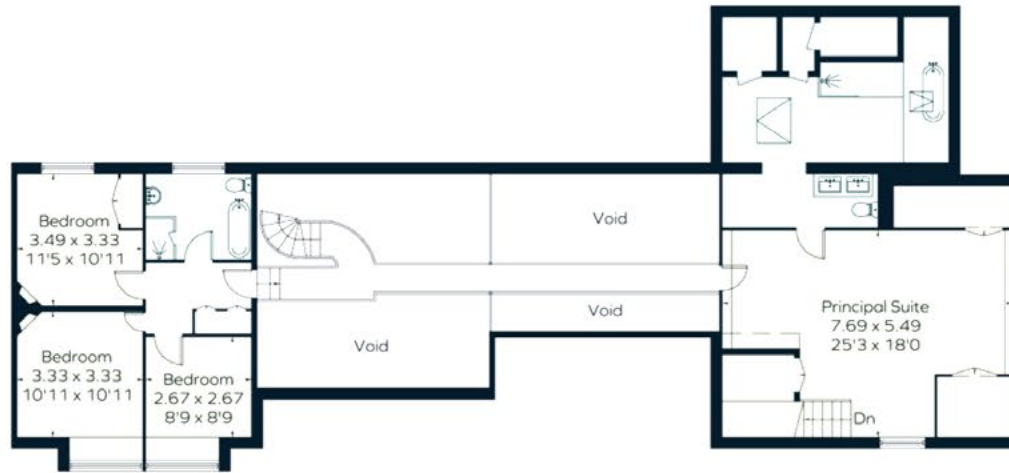
Annexe - First Floor



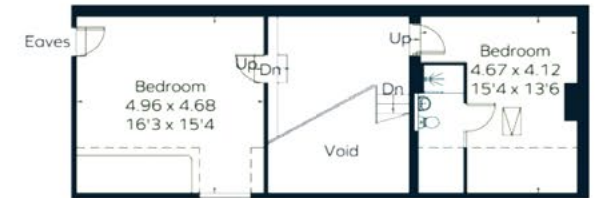
(Not Shown In Actual Location / Orientation)
Annexe - Ground Floor



Approximate Area = 357.3 sq m / 3846 sq ft
 Annexe = 127.2 sq m / 1369 sq ft
 Total = 484.5 sq m / 5215 sq ft (Excluding Voids)
 Including Limited Use Area (9.8 sq m / 105 sq ft)



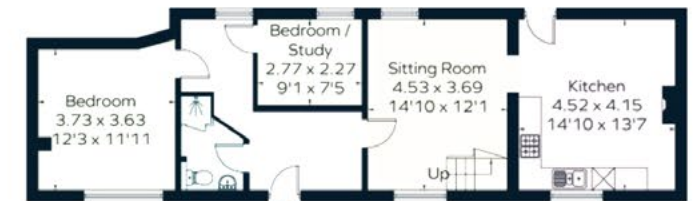
First Floor



Annexe - First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)
 Annexe - Ground Floor

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 9AX

Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:

McCarthy Holden: 01252 842100

Services

Mains electricity, water and private drainage.

Oil Fired Heating

EPC: F(23)

Local Authority

[Hart Council](#)

[Council Tax Band TBC](#)

McCarthy
Holden 

www.mccarthyholden.co.uk