

Wedmans Lane, Rotherwick, Hampshire
Three bedroom semi-detached cottage.



Primrose Cottage, 36 Wedmans Lane, Rotherwick, Hampshire, RG27 9BN

The Property

Situated within the sought after village of Rotherwick, Primrose Cottage is an attractive three-bedroom semi-detached cottage which dates back to the 1850's. Having been extended over the years, the property currently has permission in place to create a single storey rear extension and replacement of two Velux windows – The planning number is 22/00427/HOU, and the council is Hart district. Added benefits to this property include a garage with driveway parking, three reception rooms, exposed beams, a refitted kitchen/breakfast room and an enclosed mature rear garden.

Ground Floor

Accommodation comprises of entrance hall leading to the study which overlooks the front of the property. The charming, spacious living room offers a stunning brick fireplace with a log burning stove, exposed beams, and access to the rear garden. The kitchen/breakfast has been finished to a high standard offering a fantastic entertaining space. The kitchen has a range of quality units, work surfacing, integrated appliances, and additional appliance space. The ground floor accommodation is finished with the dining room which benefits from a feature log burning stove.

First Floor

Upstairs there are three bedrooms, with the main bedroom offering fitted wardrobes and en-suite shower facilities. Bedrooms two and three also benefit from fitted wardrobes and the accommodation is finish with a well-appointed family bathroom comprises a free-standing bath, wash hand basin and w.c.

Outside

The charming landscaped enclosed rear garden is mainly laid to lawn with well-established flowers, shrub beds and trees. At the rear of the property, you will find a patio area ideal for al fresco dining and side access next to the garage. Behind the garage a beautifully presented vegetable garden is found which is enclosed by a mixture of trees and fencing.

At the front the property offers a lawned area with a mixture of flowers and trees which leads to the front door. The property offers ample driveway parking and access to the garage can be found at the front or through a set of double doors in the rear garden.

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.

Tax band D and local council is Hart.





















Wedmans Lane, Hook, RG27

Approximate Area = 1374 sq ft / 127.6 sq m

Limited Use Area(s) = 85 sq ft / 7.9 sq m

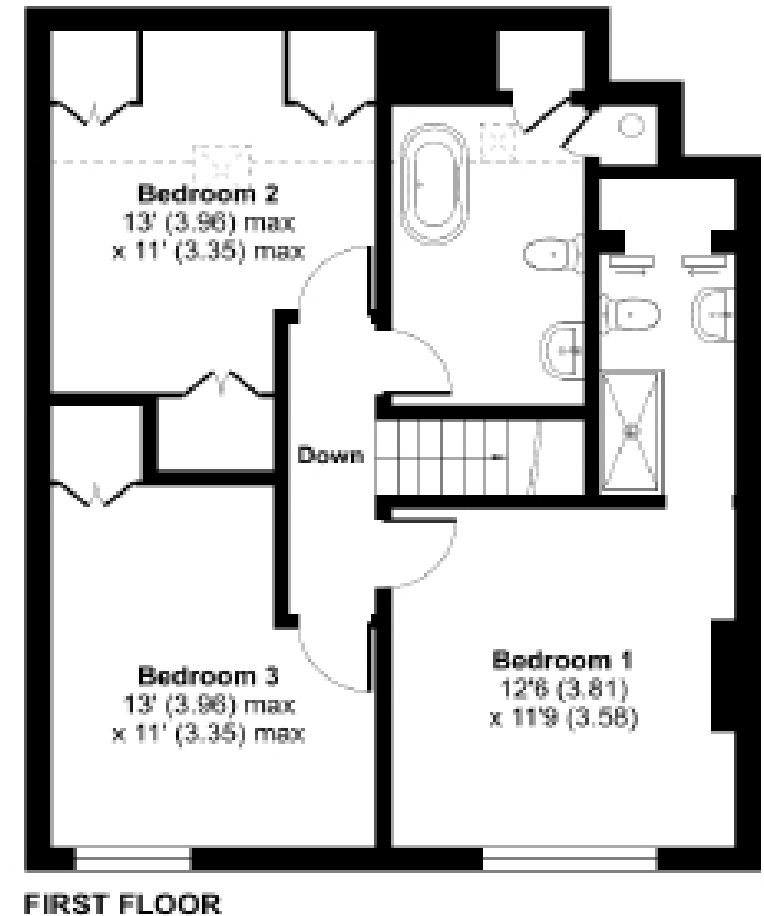
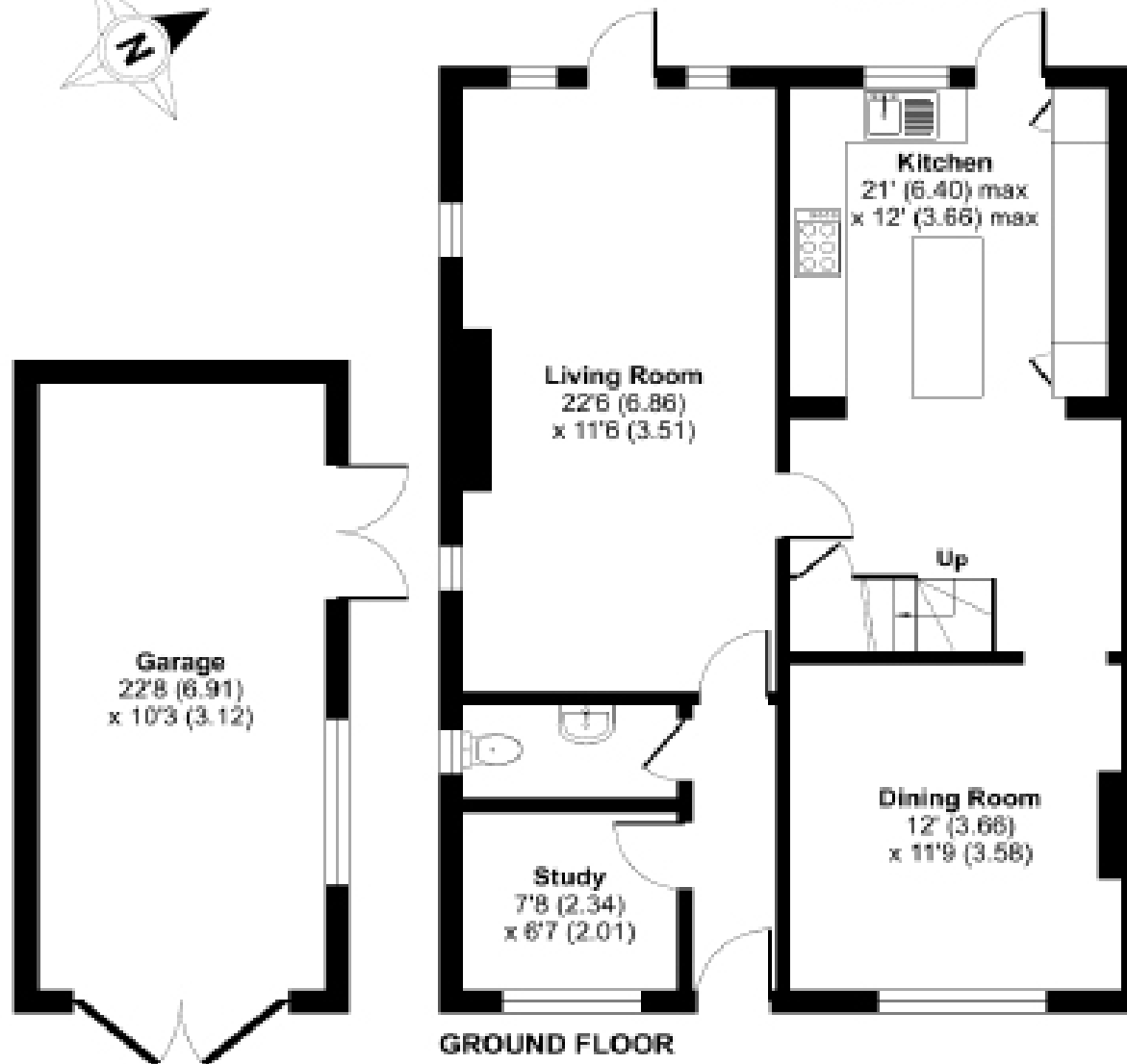
Garage = 232 sq ft / 21.6 sq m

Total = 1691 sq ft / 157.1 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickheym 2023. Produced for McCarthy Holden. REF: 1040205

Places of interest

Rotherwick benefits from a stunning rural position, and is home to a village hall, primary school, and two charming village pubs.

Nearby Hook Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



The Street, Rotherwick



The Falcon Pub, Rotherwick



The Raven, Hook



Rotherwick Village Hall



Hook Train Station

Consumer Protection Regulations

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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 9BN. 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. .

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Services

Mains electricity, oil heating and mains drainage.

EPC - D 67

Local Authority

Hart District Council
01252 622122
Band D



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