

Wedmans Farm
Wedmans Lane, Rotherwick



Wedmans Farm, Wedmans Lane, Rotherwick, Hampshire, RG27 9BX

Property

A rare opportunity to acquire this period four bedroom detached house with a plot of around 1.5 acres, in a truly unique location at the end of Wedmans Lane in Rotherwick.

Ground Floor

Entering from the rear of the property, there is a lobby area, which leads to the kitchen and rest of the house beyond.

Off the lobby is a utility room area and a full wetroom shower.

The kitchen benefits from some original timber beams and a full range of bespoke fitted cabinets at both wall and floor level.

Adjacent to the kitchen is the generous dining room with feature fireplace, which also has a door leading back to the rear lobby. The stairs to the first floor are also accessed from this room.

From the dining room there is a central hallway, which leads on to the original front door. To the left is the main living room, which is front aspect overlooking the simply beautiful gardens. There is also a large inglenook fireplace with log burning

stove.

To the right of the central hallway is a snug/library which also has fireplace. Onwards through the snug is a charming garden room to take in the panoramic view over the manicured gardens.

First Floor

Upstairs there are four bedrooms and a bathroom off the central landing.

Three bedrooms are good sized double rooms each with garden views. The fourth bedroom is a single or a study.

Outside

The total plot measures at around 1.5 acres including the entire driveway starting at the end of Wedmans Lane.

Within the grounds there is a large workshop/barn/garage building which could suit a number of uses or offer potential for conversion STPP.

The gardens are simply beautiful, wrapping around the house with areas of lawn, meadow, forest, a large pond and various flower and shrub beds as

well as mature trees. There are far reaching views over adjoining farm land to the rear of the plot.

Location

Situated at the end of Wedmans Lane at the end of a shared, but privately owned driveway this property is in a very peaceful, semi-rural location.

Rotherwick itself is a charming Hampshire village with village hall, Primary School and Pub. Tylney Hall Hotel and Golf Course are also nearby.

Further amenities are also found in the larger village of Hook, offering mainline railway station to London Waterloo in around an hour, M3 junction, a range of shops including large supermarkets and doctors surgery, dentist and other smaller shops and pubs.

The M4 at Reading is also only 10 miles distant.











































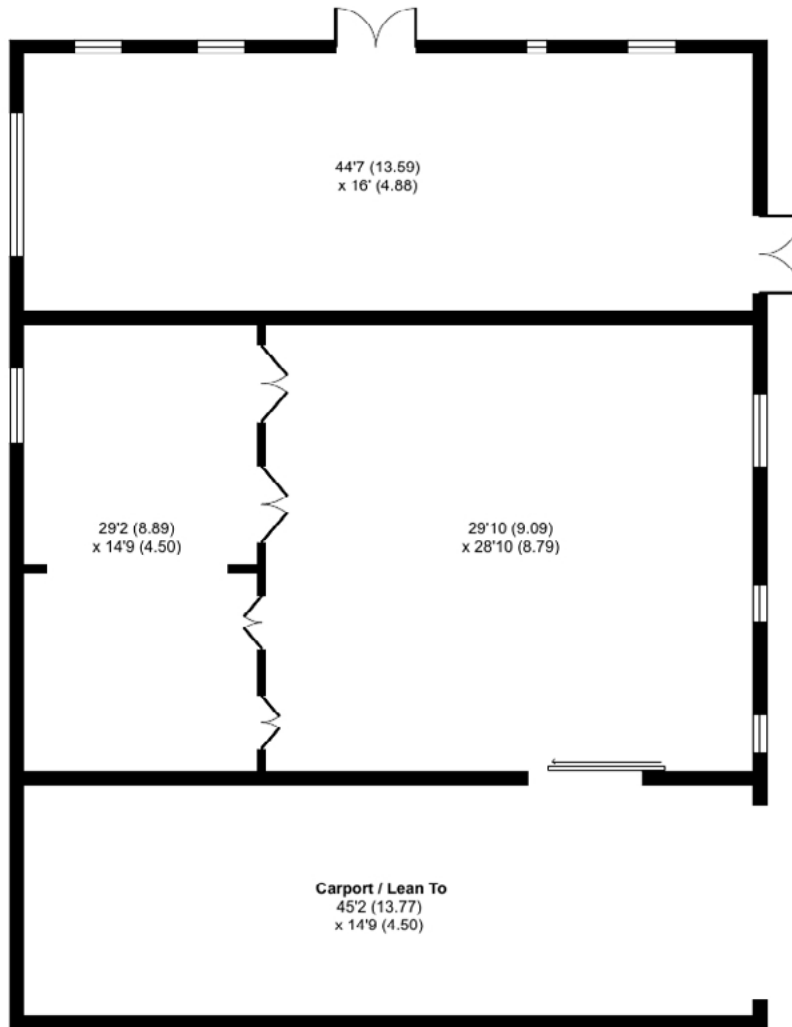
Wedmans Lane, Rotherwick, Hook, RG27

Approximate Area = 2065 sq ft / 191.8 sq m (excludes carport / lean to)

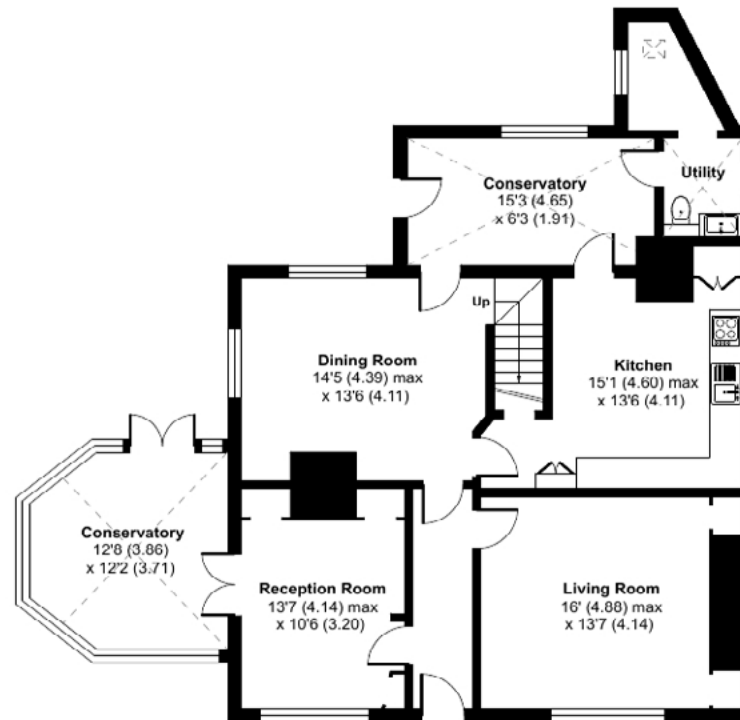
Outbuilding = 2025 sq ft / 188.1 sq m

Total = 4090 sq ft / 379.9 sq m

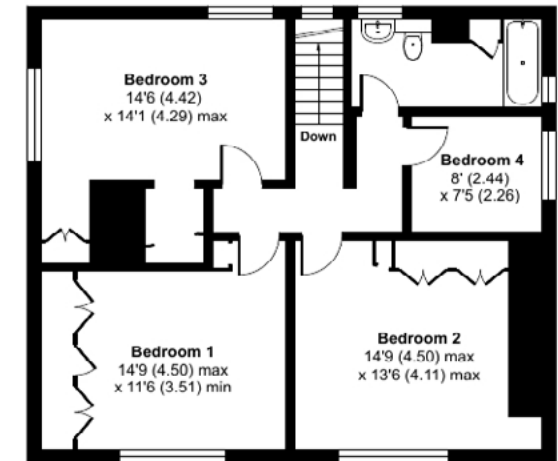
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1164229

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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 9BX

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 drainage.

Oil Fired Central Heating

EPC: E (44)

Local Authority

[Hart Council](#)

[Council Tax Band G](#)

[£3620.99 PA for 2024/25](#)

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