



Monkwood, Hampshire

£975,000



# Monkwood, Hampshire

A delightful and versatile four bedroom detached property built by the current owners in 1981 and extended in 2003. The property offers over 2000sqft of accommodation and in addition there are outbuildings providing a further 4000sqft. The grounds extend to approximately 6 acres with paddocks, stabling and additional rear vehicular access from Hill Farm Road.

Enter the property via double doors into the light and airy 20' entrance hall. Off the hallway you will find doors leading to the master bedroom which is 15' with built in wardrobes and a front aspect view. The second bedroom also has built in wardrobes and measure just over 15', the third bedroom is also a double in size at just over 13' and along with the fourth bedroom enjoys front aspect views.

Further down the hallway you will find double doors into the 15' dining room and beyond this, steps down into the recently extended 22' living room complete with wood burner offering a central focal point and sliding doors giving access onto the patio area.

The property also has an impressive 23' Kitchen/breakfast room with a range of wall and base units, a double sink with drainer, floor mounted boiler, additional storage cupboards and access into the utility room. There is also a door from the kitchen giving access to the side of the property.

Outside of the property there are extensive outbuildings which include four stables, a tack room, a foaling box, multiple workshops, tractor barn, trailer shed, wood stores and a 49' store which would also make an ideal workshop. There is also a double garage which could be converted into an annexe (subject to planning consent). The grounds to the front are laid to lawn with various shrubs and bushes and enclosed by fencing with a sweeping driveway leading to the property. To the rear of the property there is a patio area, gravel area offering access to the various outbuildings and grounds and paddocks extending to approximately 6 acres. The paddocks can also be accessed by a separate gate off Hill Farm Road.

- Four Bedroom Detached Bungalow
- Extended in 2003
- Over 2000sqft of Accommodation
- Over 4000sqft of Outbuildings
- Living Room with Wood Burner
- Detached Double Garage
- Six Acres of Land
- Paddocks & Stabling
- Semi-Rural Location



# Floor Plan

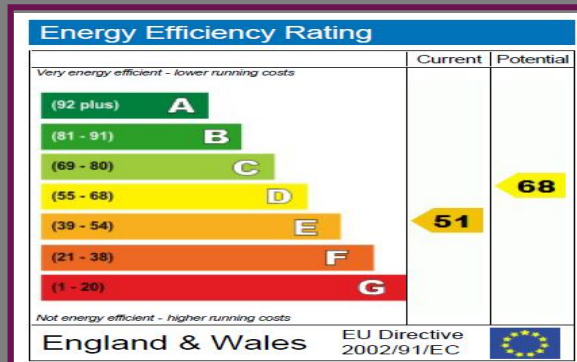
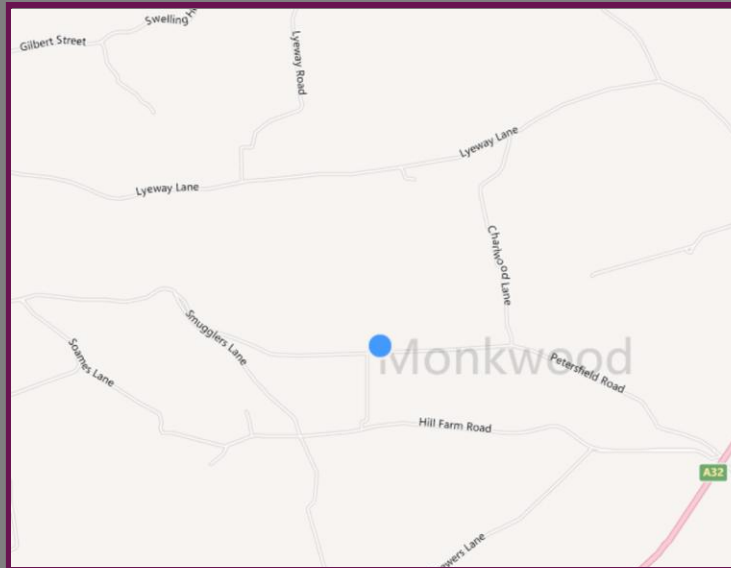
Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft  
 Outbuildings / Garage = 365.2 sq m / 3931 sq ft  
 Barn = 100.3 sq m / 1080 sq ft  
 Total = 660.5 sq m / 7110 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID330915)  
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# Location

The property is situated in the hamlet of Monkwood, on the edge of the South Downs National Park. The village of Ropley, with its renowned primary school, village shop, post office, cricket, football, and lawn tennis clubs. There are good road links close by and rail connections to London (waterloo) can be taken from Winchester, Alton or Petersfield. Directions: From Alton, Follow the A32 towards Fareham. At the crossroads, along side a large layby, approximately 1 mile after East Tisted, turn right, towards Ropley and follow the road for approximately two miles where the property can be found on the left hand side.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.