



Rotherwick
Guide Price £900,000



Willowbank, The Street, Rotherwick, RG27 9BL

Available with no chain, this individual four bedroom family home is set in the heart of Rotherwick village and offers a quiet rural setting. The modern home neighbours farmland and features three reception rooms, a kitchen/dining room, downstairs cloakroom, utility, two en suites and a garage.

Location

Rotherwick is a small village situated in the Hart district of Hampshire, swathed with countryside and fields for a rural feel. Rotherwick is famous for its village hall and boasts a lovely country pub and a grand manor house hotel.

It is also within walking distance from Hook where there are a wealth of amenities, a main line station with services to London and good road links such as the M3.

The Property

Constructed circa 2005, Willow Bank is a four bedroom detached family home that offers modern finishes with characterful charm to fuse well within the rural setting.

As a modern build, the property offers versatile living areas that combine to measure over 2149 sqft. These include three reception rooms, a kitchen/breakfast room, downstairs cloakroom and utility room along the ground floor, while the first floor accommodation presents four good sized bedrooms and the family bathroom.

A fresh neutral décor carries through this welcoming home, where the central entrance hall leads to all three reception rooms, the downstairs cloakroom and kitchen.

The study and family room resting to the front of the property offer versatile living spaces that could suit many uses.

The bright and airy kitchen/breakfast room delivers quality finishes, with oak units and granite work surfaces. An array of conveniences have been incorporated within, including a built-in water softener, dishwasher, five ring halogen hob, oven, microwave and a fridge/freezer. Along with presenting room for dining furnishings, this sociable dual

aspect room also opens out to the rear garden.

The utility room is accessible from here, featuring further units with an integrated washing machine, whilst also leading on to the garage.

The generous 19ft living room, also positioned to the rear of the property, enjoys a bright dual aspect outlook, with French doors opening out to the patio area of the gardens. A central wood burner with an oak mantel forms a decorative focal point within the room.

A galleried landing to the first floor, leads onto four good sized bedrooms and the family bathroom. The third and fourth bedrooms benefit from built-in wardrobes, whilst the second features a dressing area and an en suite shower. The 19ft master bedroom also benefits from an en suite and built-in wardrobes, and enjoys a bright outlook over the mature garden.

The family bathroom features a modern white suite with a shower overhead.

Energy Efficiency Rating

Current: C | Potential: C

Recent Trustpilot Review

"The commitment made to our sale by the Manager of the Hook office, Simon Dredge was exceptional. As a result of Mackenzie Smith being able to call on the expertise of a staff member from the part of the company that deals with land sales, some difficult issues were resolved and the sale of our property was achieved by Simon. We would highly recommend the company."

The Grounds

Just one of three properties, this detached modern home enjoys a rural setting and backs onto open farm land. A five bar gate opens into the private front garden, which is bordered by mature hedging and finished with shingle to offer plenty of parking. Shingle continues to the sheltered entrance, garage and rear garden gate.

The rear garden is a notable feature of the property, offering a substantial private outdoor area, enclosed by mature hedging with neighbouring farmland. A paved patio runs along the rear of the home, offering space for outdoor seating and dining furnishings. The extensive lawn and gardens have been well kept with decorative flower beds.

Directions

From our office, continue along the London Road, in the direction of Hartley Wintney. At the roundabout, take the 1st exit onto Griffin Way North, then continue to follow the B3349. Turn left onto Hook Road, then left again onto The Street.

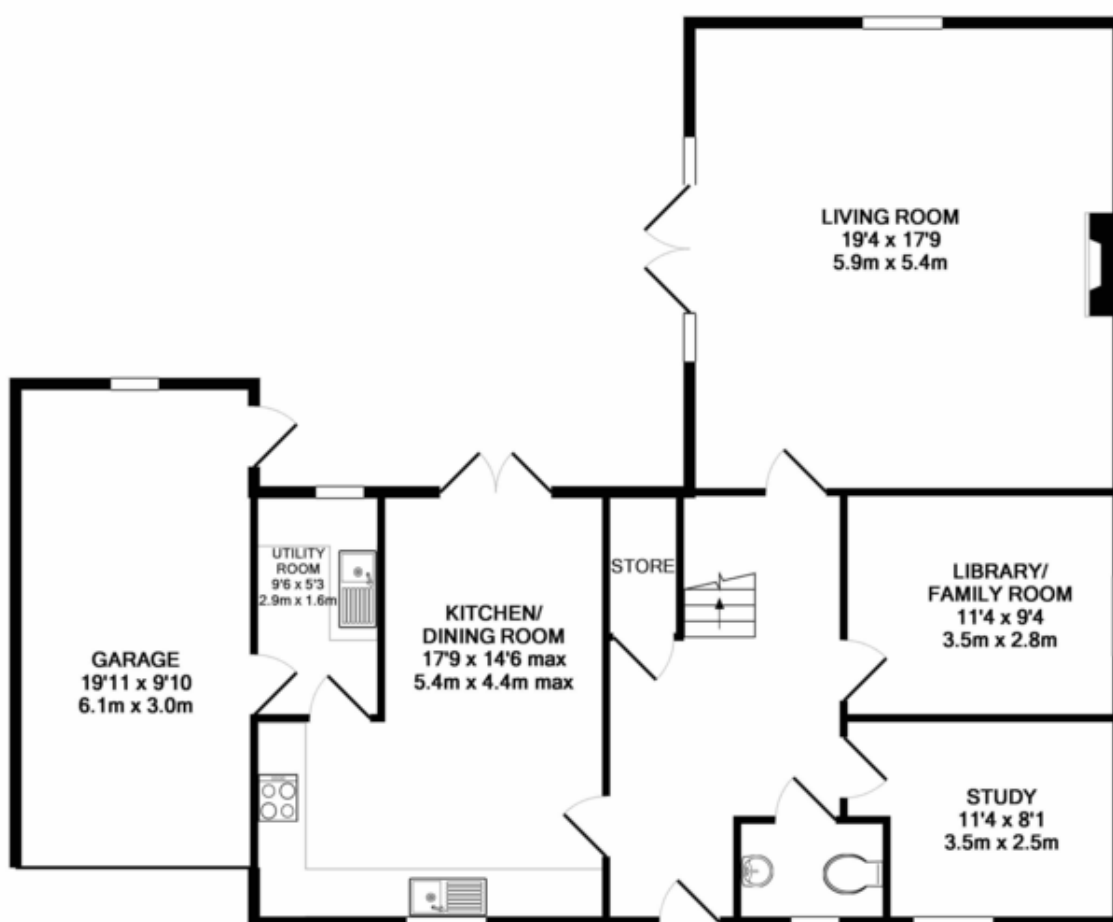
Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.

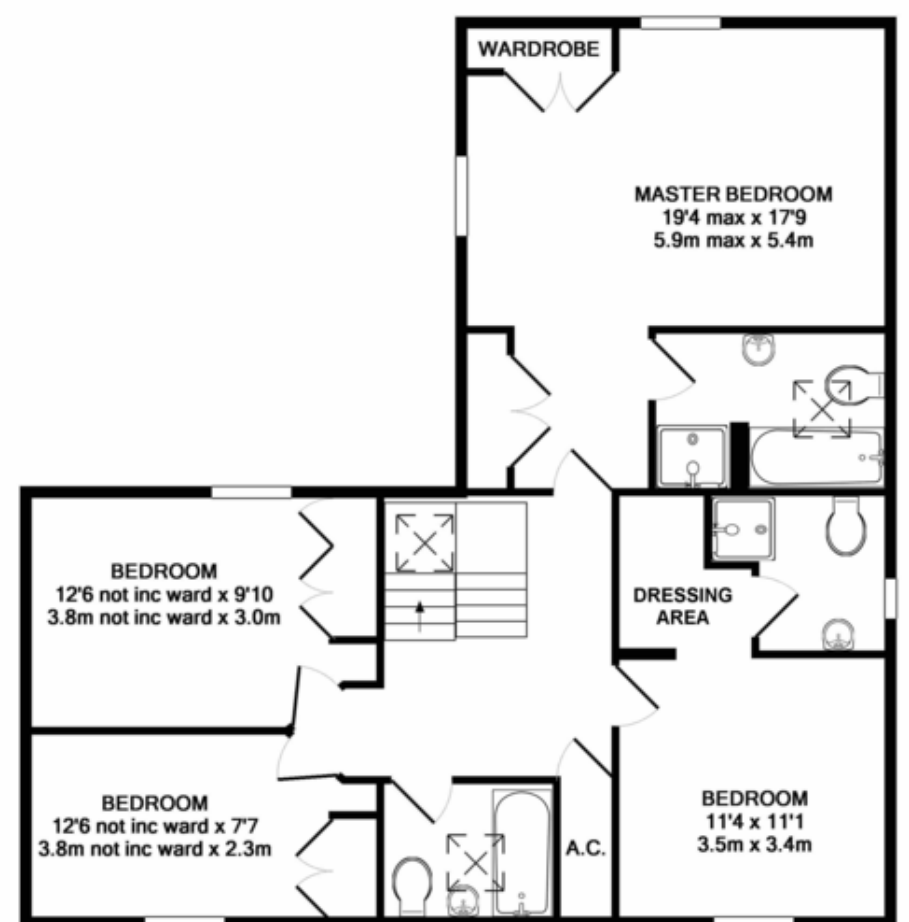
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GROUND FLOOR
APPROX. FLOOR
AREA 1173 SQ.FT.
(109.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2149 SQ.FT. (199.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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