



Rotherwick, Hook
£999,950

 mackenzie smith

Greswoldes, Wedmans Lane, Rotherwick, Hook, RG27 9BT

NO CHAIN. An exceptional home with a rural outlook, set near the M3 and reputable schools. Recently extended and refurbished to offer high spec, contemporary finishes with two reception rooms, a 34ft kitchen/breakfast/dining room, utility room, bathroom and two en suites and a private garden.

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

Greswoldes is a detached four bedroom home that has been attentively refurbished to an exceptional standard. Minimalist styles complement the versatile living spaces, which couple with quality finishes, including oak doors, a glass balustrade stair case, inset lighting, recess ambient ceiling lights, as well as hardwiring for an entertainment speaker system and Cat 6 for advanced internet speeds.

The double fronted home enjoys well-connected ground floor living areas, comprising two reception rooms, a 34ft kitchen/breakfast/dining room, a cloakroom and utility room, while the equally sizeable first floor presents four double bedrooms and three bathroom suites.

The family room and living room, situated to the front of the home, offer versatile living areas with a pleasant outlook. The dual aspect living room measures over 23ft and enjoys plenty of natural light, with a fireplace as a central feature. This bright and airy room enjoys a sociable arrangement as double doors guide through to the open plan kitchen/breakfast/dining room to the rear.

The open plan kitchen/breakfast/dining room measures over 34ft in width. Natural light flows through this exceptional, dual aspect living area, where two sets of bi-folding doors open to the garden patio. Porcelain tiled

flooring complements this contemporary family space, with a central kitchen island defining the kitchen portion of the room.

Full height, high gloss units border the kitchen, while the central island, with polished resin work surfaces presents a sociable addition, offering a breakfast bar, inset sink and a five ring induction hob. The integrated appliances include a fridge, double oven, washing machine, microwave and a plate warmer. The adjacent utility room offers further space for appliances.

The striking and contemporary staircase leads to the first floor landing, from where all four double bedrooms and the family bathroom are accessible.

The master bedroom draws on the rural setting, with a Juliet balcony providing a pleasant outlook and introducing natural light, while also benefitting from a dressing area and en suite shower room.

Both the second and third bedrooms offer built-in wardrobes, with the second also featuring a contemporary en suite shower room.

Luxury finishes continue through the remarkable family bathroom, which features a four piece suite comprising a freestanding slipper bath and a double width shower, along with concealed furnishings.

Agents Note

The vendor has advised us that a car barn, providing sheltered parking for two cars, is currently under construction in the driveway.

The Grounds

This individual home enjoys a setback position within a rural setting.

Mature hedging and fencing partially enclose the shingled front, offering plenty of parking while leading to the entrance and a side access gate. Areas of lawn further complement the front of the home.

The fence enclosed rear garden backs onto open countryside and has been attentively landscaped to offer a generous expanse of lawn. A full width raised patio runs along the rear of the property, ideal for enjoying the private country setting.

Energy Efficiency Rating

Current: D | Potential: D

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."

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:

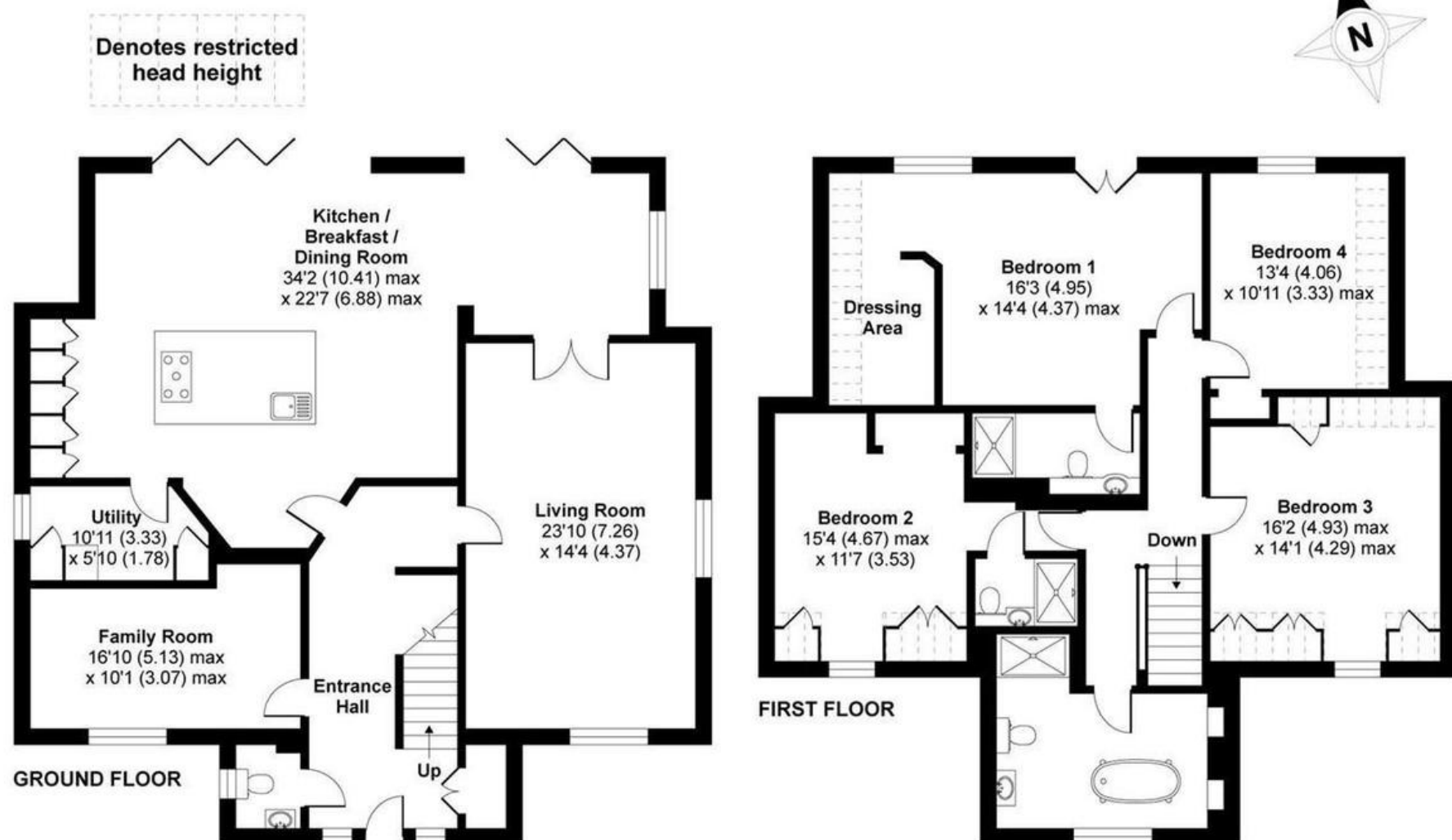
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised 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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APPROX. GROSS INTERNAL FLOOR AREA 2588 SQ FT 240.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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