



2 Pond Cottages

RAMSDEAN | NR PETERSFIELD | GU32 1RR

BCM

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| The Property

A delightful three-bedroom cottage offering a blend of modern comfort and traditional charm.

The spacious sitting room welcomes you with cosy log burner and ample light, creating a perfect space for relaxation.

The well-fitted kitchen/dining room is complete with modern appliances and counter space, French doors open directly onto the terrace, enhancing the indoor-outdoor living experience. The kitchen also accommodates a large dining table and a comfortable

sofa, making it a perfect space for family living or entertaining. Upstairs there are three comfortable bedrooms with views over the gardens and countryside beyond. In all a charming property with many original character features throughout.



Location

The cottage is situated in the highly regarded hamlet of Ramsdean, about 3 miles southwest of Petersfield and is surrounded by stunning unspoiled Hampshire countryside and lies within the South Downs National Park. There are miles of meandering single track country lanes which provide options for cycling and numerous footpaths for anyone with outdoor country interests. Ramsdean, Stroud and Langrish are a close active community and there is a local shop in East Meon and a Primary School nearby in Langrish. Although Ramsdean seems rural with its numerous walks and the infamous Butser Hill, part of the South Downs Way, you are quickly at Petersfield Station taking you to Waterloo Station in just over an hour. Parking is easy in Petersfield, where there are extensive shopping facilities, independent boutiques, coffee shops and restaurants. There is a big choice of supermarkets including Waitrose, Tesco, Aldi, Lidl, an



M&S Food Hall and twice weekly market held in Petersfield Square.

There are schooling options both in the state and private sector locally with TPS at Petersfield (secondary), or Churcher's College, Bedales and

Dunhurst/Dunannie. The A272 passes a few minutes 'drive to the north of the village connecting Petersfield with access to Guildford, London and the South Coast.

Outside

Nestled in an elevated position within the hamlet and accessed via steps and a gate, a path winds through the pretty front garden leading you to the front door of the cottage. Both front and rear gardens are enclosed by hedging, ensuring privacy. The west-facing orientation of the rear garden, and east facing front garden ensures that there is space to enjoy ample sunlight at all times of day. The terrace offers space for entertaining, while a brick-built shed provides convenient storage and log store. Well-stocked flower beds enhance the outdoor ambiance, making it a delightful place for relaxation or socialising.



Directions to GU32 1RR

As you leave the A3 at the Winchester roundabout, take the A272 to Winchester and continue to Stroud. Take the lane on your left immediately after The Seven Stars pub – signed to Ramsdean. Continue along 'Ramsdean Road' for approximately 1.5 miles until you reach a small grass triangle. Bear left and at the T junction and you will find 2 Pond Cottages immediately in front of you in an elevated position just set back from the road.

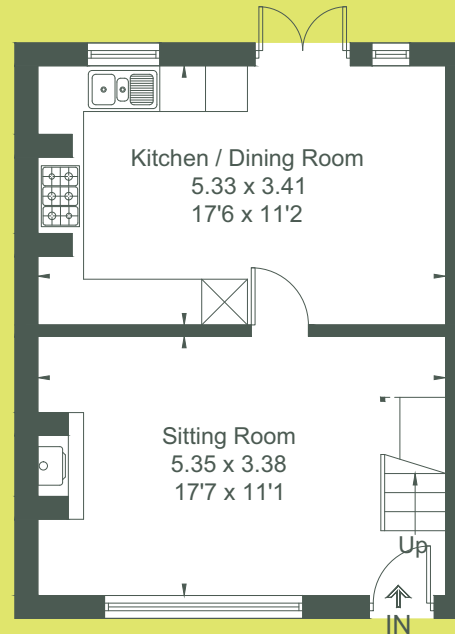
 **WHAT 3 WORDS** ///feels.repeats.easygoing



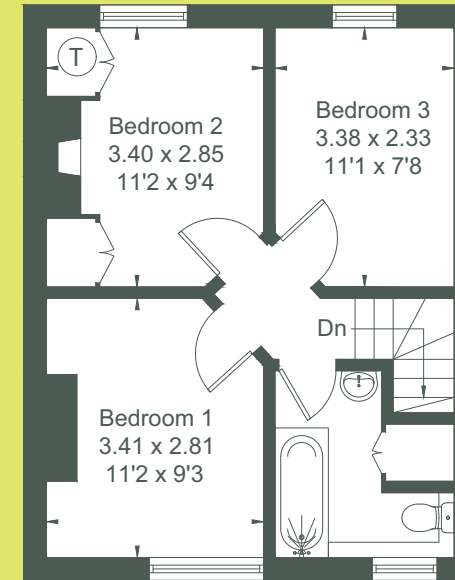
Details and photographs dated May 2024

Viewing strictly by appointment.

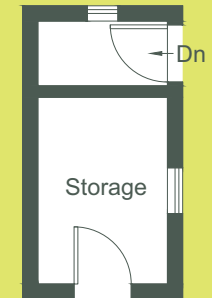
Approximate Floor Area = 74.6 sq m / 803 sq ft
Outbuilding = 5.6 sq m / 60 sq ft
Total = 80.2 sq m / 863 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70609

Services: Mains water, oil fired central heating and hot water, mains electricity, and private drainage.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band D. **EPC:** D65.

Agents Note:

- Please note that there is a rear access around the neighbouring garden to the front of the property
- Broadband – Ultrafast Available
- Mobile phone – Good Coverage

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

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