

Ridgers Cottage, Long Sutton, RG29



Ridgers Cotage, Long Sutton, Hampshire **RG29**

Ridgers Cottage is a charming 17th century period property, sympathetically extended to offer beautifully presented living space. This Grade II listed home blends its original character with modern style and amenities, retaining many period features such as exposed ceiling and wall beams. Throughout, the accommodation is bright and flexible.

The ground floor boasts a spacious, triple-aspect drawing room centered around an inglenook fireplace with a woodburning stove. Additionally, there is a cozy sitting room.

The heart of the home is the family kitchen, which is vibrantly styled with integrated appliances and is open plan to a dining area where there are double doors providing a seamless connection to the gardens. Adjacent to the kitchen is a practical utility room with access to the rear.



3



2



2



EPC

D

Upstairs, a galleried landing leads to the dual-aspect main bedroom, which benefits from built-in storage and an en suite bathroom with a freestanding bath. Two further double bedrooms are served by a stylish family shower room bathroom.

Outside, the property is approached via a gravelled driveway with ample parking. A raised garden to the left of the property, offers interest and seclusion. The principal area of garden extends to the right of the driveway and directly off the dining area. Steps lead up to a level area lawn, encompassed by a variety of mature planting. Here there is a detached outbuilding with an open porch with terrace area that provides a charming potting shed, additional storage space and offers potential.

Tenure: Freehold

Council: Hart District Council

Tax Band: G

EPC=D

Services: Mains electricity, gas, and water. Private drainage - Sewage treatment plant.





Location

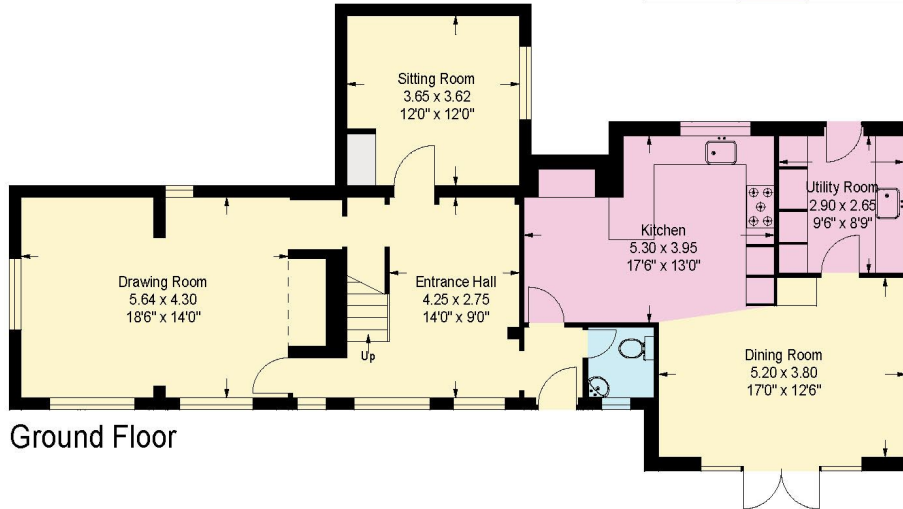
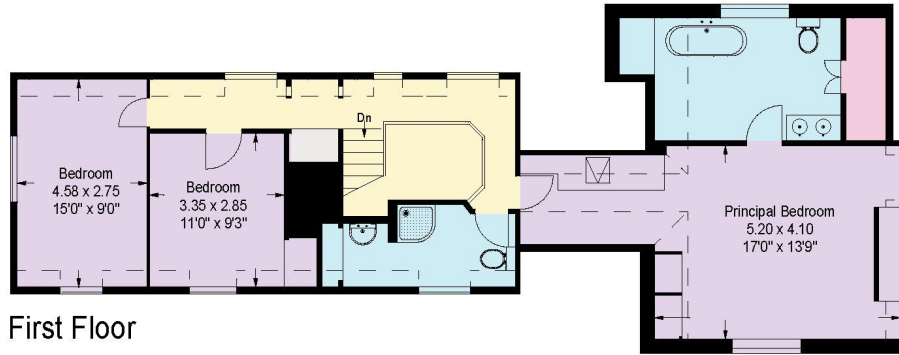
Long Sutton is a well-regarded village with a strong community spirit, home to a popular primary school and Lord Wandsworth College. Nearby, the pretty market towns of Odiham and Farnham offer a more extensive range of day to day shopping and recreational facilities. Winchfield station provides a service to London Waterloo (from 49 minutes) and the M3 (J5) provides fast access to the national motorway network. Nestled within rolling Hampshire countryside there is an excellent network of local footpaths and a choice of lanes for cycling.

(All distances are approximate.)

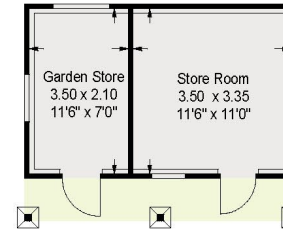




Seamless blend of original character with modern style.



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space



Approximate Gross Internal Floor Area
 House: 182sq.m. or 1959sq.ft.
 Outbuilding: 19sq.m. or 205sq.ft.
 Total: 201sq.m. or 2164sq.ft.

Denotes areas below 1.5m
 Total: 15sq.m. or 162sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice at the bottom of this page.

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