

Rose Cottage, Tunworth, Hampshire



Rose Cottage, Tunworth, Hampshire

RG25

Rose Cottage is a charming and beautifully renovated house that offers surprising and flexible living space. Sympathetically restored by the current owners, this Grade II listed property retains a wealth of original features, including beautiful exposed beams throughout and an intricate and immaculate new thatched roof. The inviting sitting room has an inglenook brick fireplace with a wood-burning stove, creating a warm and welcoming atmosphere enjoying fine views. The well-appointed kitchen, featuring an Aga, flows into a bright and airy oak-framed garden room overlooking the picturesque gardens. The garden room offers access to a terrace and beautiful views of the surrounding countryside. The spacious family room, also with access to the terrace, features a secondary staircase leading to the first floor. A convenient cloakroom completes the ground-floor layout.

Upstairs, the staircase from the family room leads to a charming guest bedroom, which benefits from double-aspect views over the garden and includes a shower room and built-in wardrobes. A separate staircase ascends to the principal bedroom, which boasts a striking vaulted ceiling with exposed beams, a dressing area with built-in wardrobes, and an ensuite bathroom with a freestanding bath and underfloor heating.



2-4



2-4



3-5

EPC

E



The Annexe

Within the garden is a separate annexe with a bedroom and an ensuite bathroom. The bedroom has access to its own separate terrace. The annexe provides useful au pair or teenager accommodation.

Rose Lodge

This stylishly converted barn offers accommodation over two floors. The ground floor has a spacious sitting room with dining area and magical views over the fields beyond. Off the sitting room is a delightful modern kitchen and a spacious shower room. There is a spiral staircase leading to the double bedroom which is double aspect with views over the garden and a Velux window overlooking the nearby land.

The Barn

The barn has been divided into two rooms with a large fitted utility room and a home office.

Outside

Rose Cottage is approached by a double gated entrance leading to a gravel driveway. The garden is a memorable feature of the house and has been cleverly landscaped to include a formal parterre garden with white roses and a central fish pond. There is also a gravel courtyard area with herbaceous and floral planting including a very pretty rose arbour. The paddock and stable yard with 2 loose boxes and a large tack room/barn adjoin the garden and are enclosed by post and rail fencing.

Services

Mains water and electricity. Private drainage. Oil fired heating.

Local Authority: Basingstoke and Deane Borough Council

Council tax: G

Tenure: Freehold

Postcode: RG25 2NB

House EPC: E

Lodge EPC: C

Internet: super fast broadband about 80 Mbps

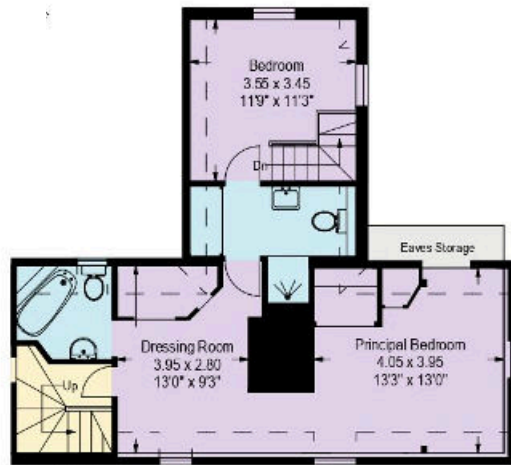


Location

Rose Cottage occupies a glorious position in the quiet and rural hamlet of Tunworth. The nearby village of Upton Grey has a village shop/post office, church and public house. The hamlet is surrounded by open countryside with many footpaths and bridleways to enjoy the beautiful scenery. The Georgian village of Odiham and major commercial centre of Basingstoke provide more extensive facilities. Educational needs are well served, with a state sector primary school in Long Sutton, Robert Mays Secondary School in Odiham and the highly sought after local nursery school, Little Crickets at Herriard. Independent schools include Wellesley Prep, St Neots, and Lord Wandsworth College. Communications are good, with the M3 (Junctions 5 and 6) providing links to London, the south coast and the international airports. Commuting by rail is excellent being only a short drive to Basingstoke train station (approximately 4 miles) which has regular services to London Waterloo within 43 minutes. (All times and distances are approximate)





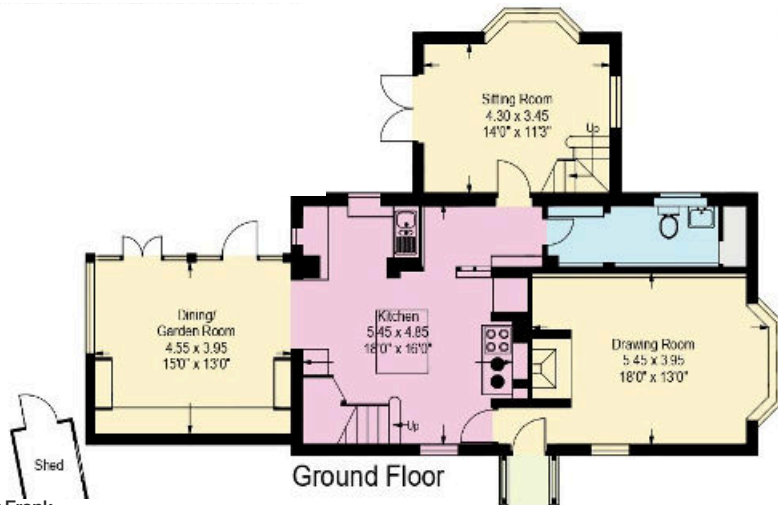
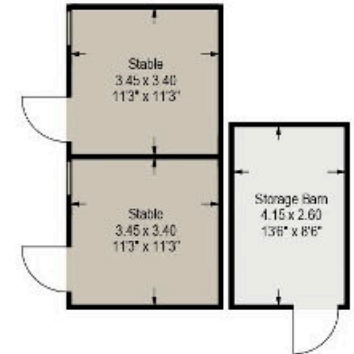
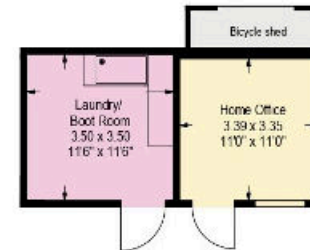


First Floor

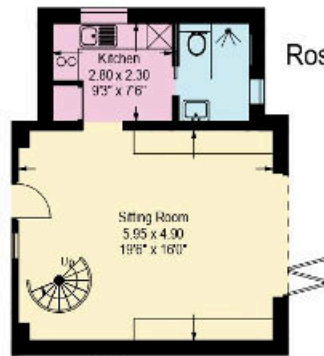
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Approximate
Gross Internal Floor Area
Rose Cottage: 143sq.m. or 1;
Rose Lodge: 58sq.m. or 624;
Guest Accommodation: 22sq.m.
Laundry & Office: 28sq.m. or
Stables: 24sq.m. or 258sq.ft.
Barn: 11sq.m. or 118sq.ft.
Garage: 15sq.m. or 162sq.ft.
Shed: 3sq.m. or 32sq.ft.
Total: 304sq.m. or 3271sq.ft.

Denotes areas below 1.5m
Total: 11sq.m. or 118sq.ft.

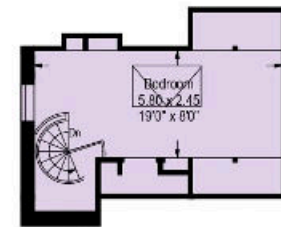


Ground Floor



Ground Floor

Rose Lodge



First Floor



Knight Frank
North Hampshire
Matrix House
Basing View
Basingstoke RG21 4FF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated May 2024.

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