






COLLINGSWOOD, ROTHERWICK, HAMPSHIRE

RG27 9BY



BRIGHT & SPACIOUS HOME WITH SCENIC VIEWS OVER FIELDS

Collingswood is a light-filled and generously sized home in a desirable village. The property is well-presented and in excellent condition, and presents opportunities for reconfiguration and modernisation.

			EPC
6	3	4	TBC

Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating. LPG Gas for cooking



AN EXCELLENT OPPORTUNITY IN A SOUGHT-AFTER VILLAGE

Expansive picture windows throughout enhance natural light and offer stunning garden views. A central entrance porch and reception hall, leads to a double reception room with an open fireplace and sliding doors to the garden. There are three additional reception rooms: a garden room, study, and dining room. A breakfast room adjoins the kitchen, with a utility room providing access to the garage and store. The principal bedroom has built-in wardrobes and an en suite bathroom, while five further bedrooms (four with sinks and built-in wardrobes, two with eaves storage) share a family bathroom and a separate shower room. Outside, the front of the property features a hedge-lined entrance and wide driveway, with a lawn wrapping around to the rear garden. The terrace offers outdoor living space and a detached garage with water, power, and provisions for drainage, provides scope for transformation or connection to the house (subject to planning). Additionally, there is a useful garden shed.









Approximate Gross Total = 318.2 sq m / 3424 sq ft (Including integral Garage & Store)
 Approximate Garage = 28.5 sq m / 307 sq ft
 Approximate Total = 346.7 sq m / 3731 sq ft (Including detached and integral Garages & Store)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Clive Moon

01256 350 600

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke, RG21

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP