



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.



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EPC

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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



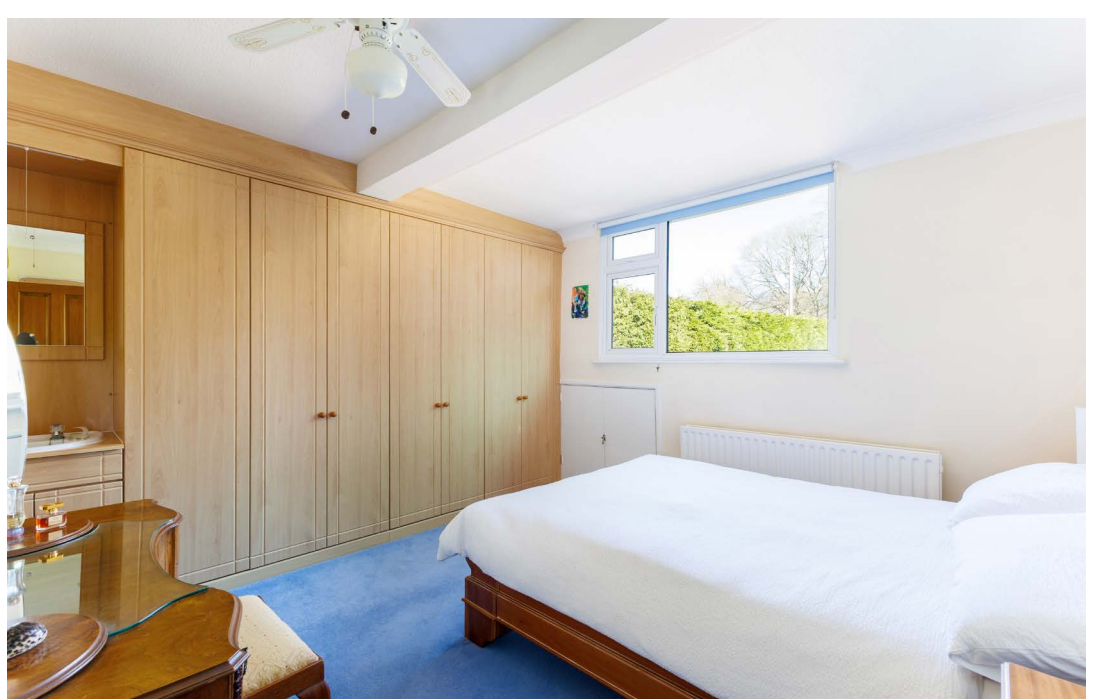


## AN EXCELLENT OPPORTUNITY IN A SOUGHT-AFTER VILLAGE

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 Floor Area

Ground Floor = 193.3 sq m / 2080 sq ft

First Floor = 124.9 sq m / 1344 sq ft

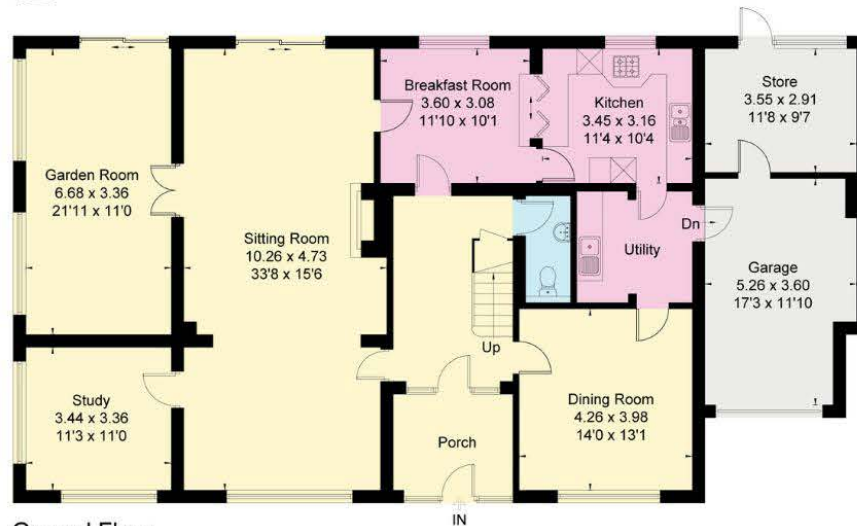
Total = 318.2 sq m / 3424 sq ft (Including integral Garage & Store)

Garage = 28.5 sq m / 307 sq ft

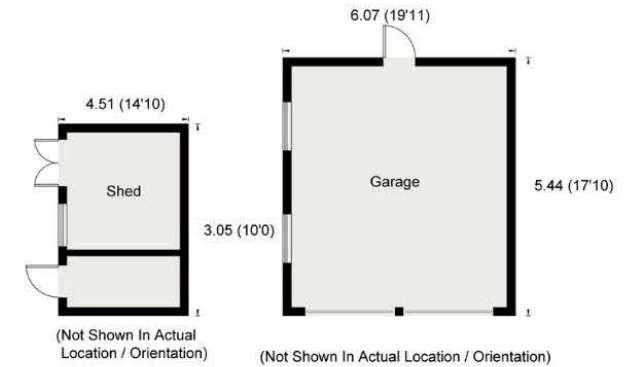
Total = 346.7 sq m / 3731 sq ft (Including detached and integral Garages & Store)



Reduced head height below 1.5m



Ground Floor



First Floor

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.

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