



LYDE GREEN, ROTHERWICK

Hampshire, RG27 9BH



VERSATILE & SPACIOUS HOME IN QUIET SOUTH-FACING SETTING

Set in an abundance of space in a quiet, south-facing rural position,
this modern detached house offers spacious and flexible
accommodation, ideal for multigenerational living.



Local Authority: Hart District Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water and electricity. LPG heating. Private drainage.

Oakwood Barn EPC: D | Services: Electric heating via under floor heating

Annexe EPC: E | Services: Mains water and electricity. LPG heating.



Surrounded by established, attractive gardens that bask in all-day sun, the property provides a peaceful setting with ample room for family life and entertaining. At the heart of the home is an inviting central entrance hall leading to a generous triple-aspect reception room featuring a log burner and French doors that open onto a south-facing terrace. A separate sitting room with a picture window and another log burner offers a cosy TV lounge, while the vast family kitchen and dining area—enhanced by a garden room conservatory—serves as the sociable hub of the house, complete with a mix of timber and quartz worktops and delightful garden views. Adjacent to the kitchen is a utility room and an integral, self-contained one-bedroom annexe with a kitchenette, shower room, and private terrace access—perfect for visiting family, friends, or live-in staff. A study also lies just off the kitchen, ideal for home working.







Upstairs, the principal bedroom enjoys built-in wardrobes and an ensuite shower room, while two further double bedrooms also benefit from ensuites. Two additional bedrooms share a family bathroom, with three of the five bedrooms enjoying far reaching views over the southern gardens.

A gravel driveway provides ample parking in front of the house, where a converted detached garage now serves as a charming annexe. This additional accommodation comprises a living space with kitchen, utility area, bedroom, and ensuite shower room above. Furthermore, a second, self-contained annexe—Oakwood Barn—lies along a separate driveway and has its own address. This attractive timber-clad, single-storey residence includes an open-plan kitchen and dining area, reception room, utility, principal bedroom with ensuite, a second bedroom, and a family bathroom, with its own private garden space.

The south-facing gardens are a standout feature, offering a generous terrace for outdoor dining and entertaining, complete with an elegant pergola and colourful planting. Wide lawns and well-established flower beds are thoughtfully divided by fencing, giving private outdoor areas to both the main house and Oakwood Barn.



LOCATION

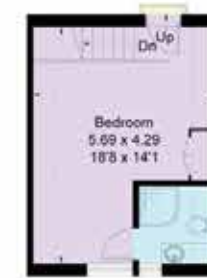
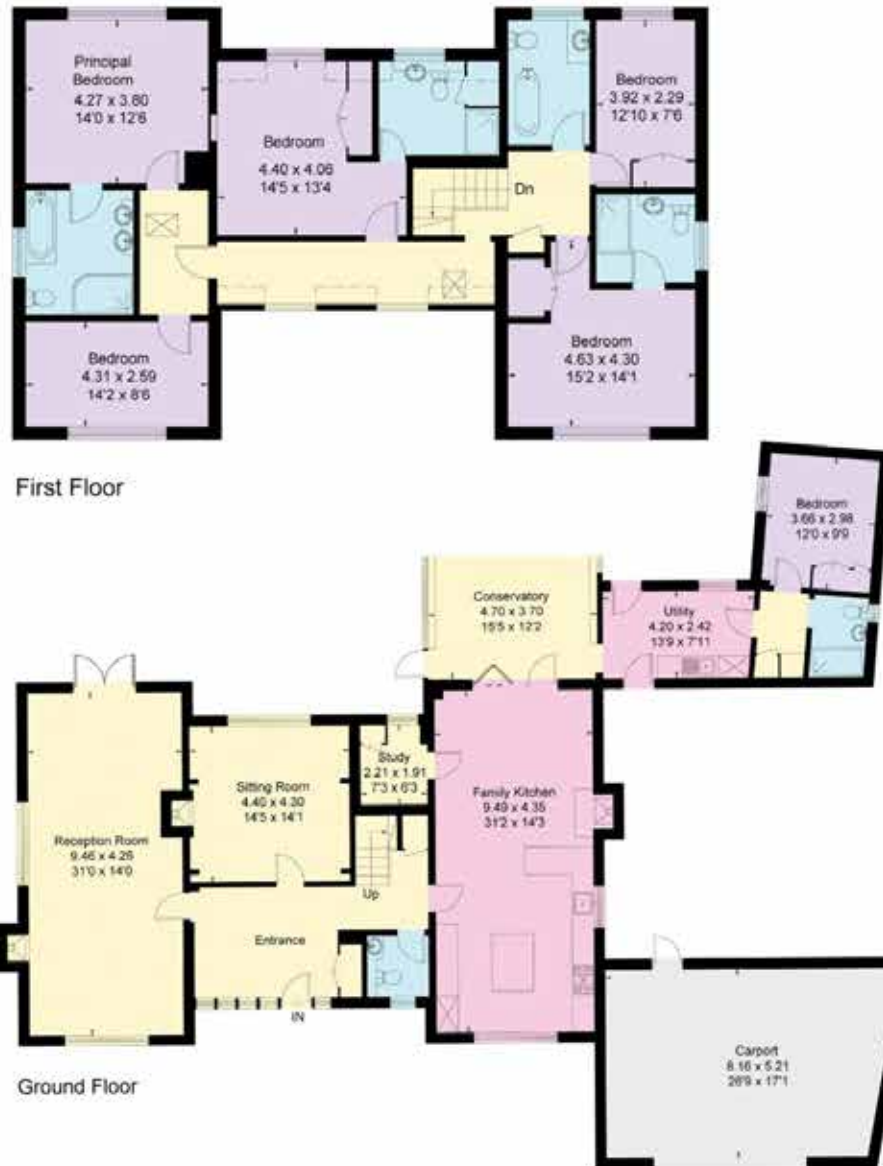
Hartley Wintney 4 miles, Winchfield station 5.5 miles (London Waterloo from 49 minutes), Basingstoke 7.6 miles, Reading 13.3 miles (London Paddington from 29 minutes) M3 (Junction 5). (All distances and times are approximate.)

The property is situated within a Conservation Area on this quiet and secluded no through lane, on the edge of the village of Rotherwick. Rotherwick is a quiet, pretty Hampshire village within which are two public houses, a village hall, church, tennis courts, cricket pitch and the highly regarded Whitewater Primary School. The surrounding countryside has many attractive footpaths for those who enjoy walking, Tylney Park Golf Course is nearby as is the 4-star Tylney Hall Hotel. Hook provides a good range of daily shopping facilities and amenities, with the commercial centres of Basingstoke, Reading, Farnham and Camberley all nearby. Educational needs are well served, being within catchment of Robert Mays School in Odiham and close to a number of independent schools including Wellesley Prep, St Neots, Yateley Manor and Lord Wandsworth College. Communication links are first class with easy access to both the M3 (J5) and M4 (J11). There are mainline stations at both Basingstoke and Hook, with regular services to London Waterloo and at Reading to London Paddington.

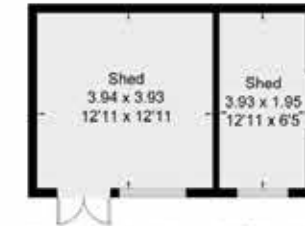








Annexe - First Floor

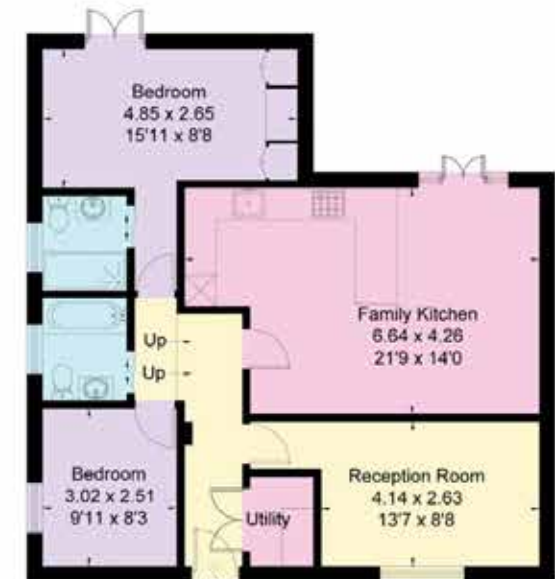


(Not Shown In Actual Location / Orientation)



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



Oakwood Barn

(Not Shown In Actual Location / Orientation)

Main House Approximate Gross Internal Area = 3,257 sq ft / 302.6 sq m

Oakwood Approximate Gross Internal Area = 875 sq ft / 81.3 sq m

Annexe Approximate Gross Internal Area = 718 sq ft / 66.7 sq m Outbuilding = 256 sq ft / 23.8 sq m

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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