



Rose Cottage | Ervills Lane | Worlds End | Hambledon | Hampshire | PO7 4QU

FINE & COUNTRY

£1,175,000 - Freehold



Features

- A Substantial Extended Cottage on 0.52 Acres
- 2824 Sq Ft of Living Space
- Five Bedrooms & Two Bathrooms
- Three Reception Rooms

PROPERTY SUMMARY

Rose Cottage sits gracefully back from the road in an elevated plot with 0.52 acres of manicured and mature gardens, it is a unique family home which is situated in a rural location within easy access of countryside walks and pursuits, the village facilities of Denmead and the well known Chairmakers and Horse & Jockey Public Houses at Worlds End. The property has been extended by the current owners and modernised to a high

standard with a great deal of attention to retain some of the original cottage character. Arranged over two floors the main house provides 2824 sq ft of living space with a further 232 sq ft of outbuildings, the accommodation comprises: 26' sitting room, L shaped garden room with spiral staircase rising to the first floor, a boot room, cloakroom, large kitchen including breakfast area leading to dining room, utility room and garage. On the first floor are five bedrooms, the primary

room having an enclosed balcony with outstanding panoramic countryside views, an en-suite shower room and a family bathroom. The undulating manicured gardens and formal grounds provide tranquillity along with the inviting al-fresco dining area perfect for entertaining. The property is offered with oil fired central heating and some underfloor heating and early internal viewing is strongly recommended to appreciate the scale, setting, and charm of this impressive extended home.



ENTRANCE

Brick driveway off main road with wooden pillars and stable style gate with hedges to either side, large turning and parking shingled area with further gateway to the left hand side leading to rear garden, manicured hedge, flowering shrub borders to front of property with lawned garden to one side, private sewage treatment plant, bin stores, access to garage, brick pathway with picket style fence and gate leading to main front door with bulls eye panel leading to:

PORCH

Coir mat, windows to either side, internal wooden door leading to:

SITTING ROOM

26' 2" x 10' 4" (7.98m x 3.15m) Central doorway leading to dining room, wood laminate flooring, inglenook fireplace to one end with exposed brick inlay and hearth with open fire and wooden mantle over, exposed beams to ceiling, roll top radiator, double glazed windows to front aspect overlooking driveway, to the other end of the room is a smaller matching brick surround fireplace with log burner and tiled hearth, built-in low level cupboards to either side of chimney breast, exposed ceiling beams with spotlights, twin glazed doors leading to dining room.



GARDEN ROOM

17' 8" x 15' 5" (5.38m x 4.7m) Decreasing to 10'0" Cast iron spiral staircase rising to first floor, high level window to rear aspect, cloaks hanging area, tiled flooring, door to kitchen, door to sitting room, exposed ceiling beams with inset spotlights, dining area with matching flooring, twin double glazed doors with full height panels to either side leading to rear garden, windows to side aspect, roll top radiator, underfloor heating, door to:

BOOT ROOM

8' 3" x 7' 10" (2.51m x 2.39m) Stable style door to rear leading to garden with window to one side, tiled flooring, recessed storage area, power points, automated lighting, roll top radiator, plumbing for dishwasher & washing machine, door to:

CLOAKROOM

Frosted double glazed window to front aspect, sink unit with mixer tap and cupboards under, concealed cistern w.c. with shelf over, chrome heated towel rail, roll top radiator, tiled flooring, recessed shelving.

DINING ROOM

12' 11" x 10' 1" (3.94m x 3.07m) Square opening leading to open plan kitchen, overall width of adjoining rooms 24'2" Dining area: Tiled flooring, twin glazed doors leading to sitting room, panelled door leading to morning room, built-in dresser to one wall with cupboards, drawers and glazed fronted units over, twin double glazed doors leading to rear garden with full height windows to either side, square opening leading to:

KITCHEN INC. SEATING AREA

30' 10" x 12' 10" (9.4m x 3.91m) Opening directly into dining room. Seating area, double glazed windows to front aspect with plantation shutter blinds, tiled flooring, recessed media wall with cupboards under and wiring for wall mounted T.V, ceiling spotlights, granite worksurface with cupboards under.

KITCHEN

'Stori' kitchens of Wakefield - Shaker style kitchen with range of full height units to one wall with space for American style fridge/freezer, pull-out larder cupboard with drawers to one side, eye-level Neff twin microwave & ovens with warming

drawer cupboards over and under, tall larder units with range of shelving, central island with granite work surface and breakfast bar to one side, inset Neff 6 ring induction hob with Bosch Wok burner gas ring to one side, range of pan drawers under, ceiling extractor fan and light over, further range of matching wall and floor units with Parisian blue & stone work surface and matching splashback, integrated Bosch dishwasher, inset twin bowl sink unit with granite drainer to one side, double glazed window to rear aspect overlooking garden with window to side, further range of drawer units, corner carousel unit, integrated bin drawer, ceiling spotlights, matching flooring with under floor heating, square opening leading to:

UTILITY ROOM

9' 5" x 8' 11" (2.87m x 2.72m) Double glazed window to rear aspect overlooking garden, double glazed door, granite work surface with 1½ bowl sink unit with mixer tap, cupboards and drawers under, space and plumbing for washing machine and tumble dryer, tall larder style unit with range of shelving, matching flooring, space for free standing fridge/freezer, ceiling spotlights.

GARAGE

17' 9" x 9' 1" (5.41m x 2.77m) Twin wooden doors to front aspect, wall mounted electric consumer box, power points, free standing Grant blue flame boiler supplying domestic hot water and central heating (not tested), fluorescent tube lighting.

FIRST FLOOR

Landing with cast iron balustrade, doors to primary rooms.

BEDROOM 4

10' 5" x 9' 8" (3.18m x 2.95m) Dual aspect double glazed windows to side and rear overlooking garden with low sill and roll top radiator under, picture rail, range of built-in wardrobes with storage space over and shelf to one side, dimmer switch.

BATHROOM

White suite comprising: panelled bath with folding screen over and Mira shower, tiled to half wall level, pedestal wash hand basin with mixer tap, low level w.c., radiator, double glazed frosted window to side aspect.

BEDROOM 3

11' 5" x 10' 10" (3.48m x 3.3m) Double glazed window to front aspect with low sill, picture rail, access to loft space, double radiator, central chimney breast with built-in wardrobes to either side.

BEDROOM 2

11' 2" (13'2" max.) x 10' 4" (3.4m x 3.15m) Double glazed window to front aspect with low sill, picture rail, central drawer unit with built-in wardrobes to either side, roll top radiator.

INNER LANDING

Door to primary bedroom, door to dressing room/bedroom 5.

DRESSING ROOM / BEDROOM 5

10' 1" x 8' 10" (3.07m x 2.69m) Double glazed window with low sill to rear aspect overlooking garden, range of built-in wardrobes to one wall with hanging space and shelving, radiator, ceiling spotlights.

PRIMARY BEDROOM 1

26' 7" x 12' 10" (8.1m x 3.91m) Decreasing to 6'0" at narrowest point with dressing area to one end, double glazed window to front aspect with views over fields and woodland opposite, access to loft space, door to en-suite shower room, roll top radiator, door to loft space, ceiling spotlights, twin double glazed doors with full height windows to either side leading to:

ROOF TERRACE

13' 0" x 3' 1" (3.96m x 0.94m) Glazed screens, views overlooking rear garden and fields beyond.

EN-SUITE SHOWER ROOM

Large shower cubicle with wall mounted controls, drench style hood and separate shower attachment, concealed cistern w.c., wash hand basin with mixer tap and curved fronted drawers under, frosted double glazed window to front aspect, radiator with chrome heated towel rail over, automated lighting, mirror, part-glazed panelled door.

LOFT SPACE

26' 4" x 4' 10" (8.03m x 1.47m) Measurements taken from approximately 3'0" off floor level with eaves to ceiling restricting headroom, range of built-in wardrobes to one end, water softener, large hot water cylinder (not tested).

OUTSIDE

Directly to the rear of the property is a large full width patio area wrapping round to the right hand side of the house, the garden is enclosed by fencing, log store, wooden borders with rockery areas, maturing shrubs, evergreens and bushes, central steps leading to raised lawn, to the left hand side is a stable style gate with wide access and paved area with manicured hedge, raised lawn with central water feature and pond, raised patio area with second pond, feature wooden built bus stop, further steps leading up to raised garden, to the left hand side of the garden is a shingled pathway with oil tank, mature fruit trees, two greenhouses, vegetable garden, wooden built sheds, to the top end of the garden is a further shingled area with log store and steps to raised area with water drainage pipe, backing onto fields and woodland.

OUTBUILDINGS

232 sq ft including four stores

AGENTS NOTES

Council Tax Band G - Winchester City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

Flood Risk – Refer to –

(GOV.UK (check-long-term-flood-risk.service.gov.uk)

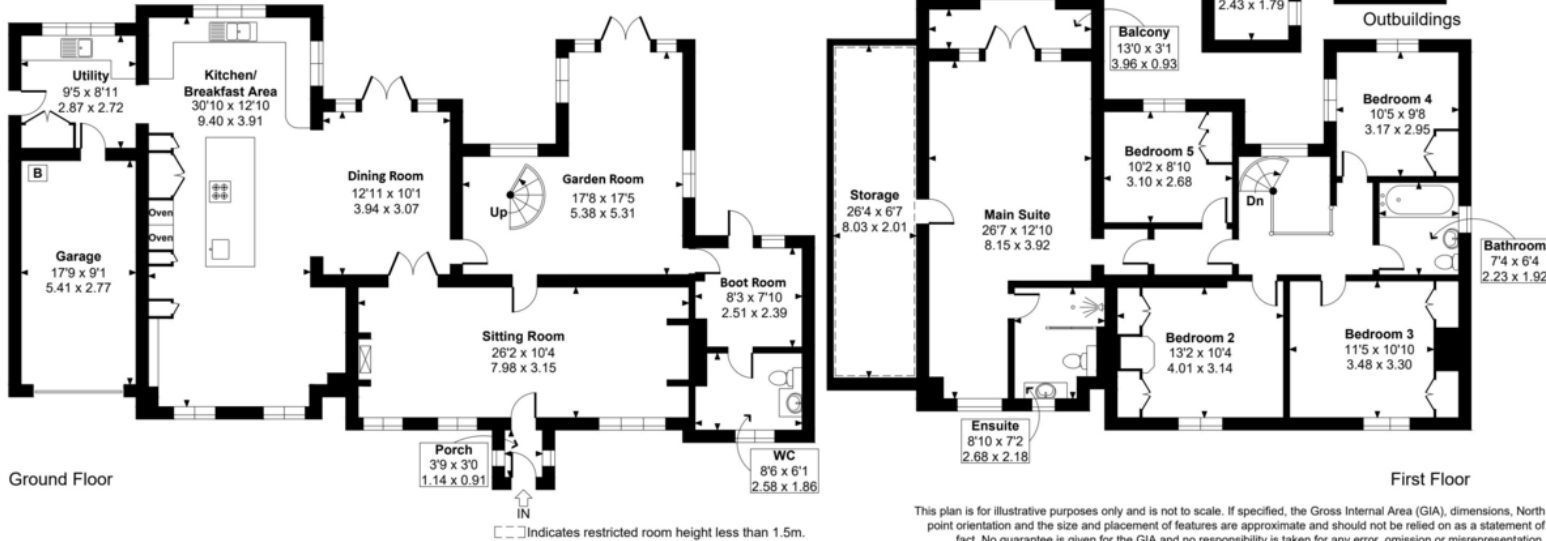
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer.

A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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Approximate Gross Internal Area = 262.4 sq m / 2824 sq ft
 Outbuildings = 21.5 sq m / 232 sq ft
 Total = 283.9 sq m / 3056 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.com			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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