



# RUNTENS FARM, ROTHERWICK

Hampshire, RG27 9BA



# BEAUTIFULLY RESTORED & EXTENDED FARM HOUSE WITH DETACHED GUEST BARN

Set amidst the rolling Hampshire countryside in the sought-after village of Rotherwick, this exceptional Grade II listed 16th-century farmhouse offers refined rural living, seamlessly blending historic charm and rich character with contemporary enhancements.



Local Authority: Hart District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water. Mains electricity. Oil fired central heating. Private drainage.

Annexe EPC: D

About 2 acres



## CHARACTERFUL, NATURALLY BRIGHT & VERSATILE

A welcoming entrance hall leads to a series of beautifully proportioned rooms, each enjoying delightful views over the surrounding countryside. The principal reception areas offer a balance of formality and comfort, ideal for both entertaining and everyday living. A particularly impressive reception room features a striking inglenook fireplace and exposed beams, while a second sitting room, complete with a wood-burning stove, provides a more intimate and cosy setting. A further reception room offers valuable flexibility, lending itself equally well as a study, snug or playroom. The kitchen forms a striking focal point of the house, positioned within a thoughtfully designed extension. With a vaulted ceiling and exposed oak beams, the space is both light and characterful. Bespoke cabinetry in soft blue is complemented by stone worktops and a central island with seating, while a range-style cooker and walk-in pantry ensure practicality. Opening directly onto the garden, it is ideally suited to modern family living and





## HERITAGE, SPACE & SECLUSION

The adjoining utility room is equally well considered, and is complemented by a well-appointed boot room, providing excellent additional storage and functionality for country living. Upstairs, the bedroom accommodation is both flexible and spacious. The principal suite benefits from a dressing room and en suite bathroom, supported by two further bedrooms on the first floor and a fourth en suite bedroom at ground level. The layout lends itself to a variety of lifestyle needs, whether for growing families or those seeking adaptable guest or working space.

A beautifully converted barn provides exceptional ancillary accommodation, combining striking architectural character with versatile modern living. Internally, the space is light and dramatic, with vaulted ceilings and exposed timbers creating a strong sense of volume. The open-plan living area includes a fitted kitchen and generous reception space, with large glazed doors opening onto the garden.

Upstairs, a galleried mezzanine provides bedroom accommodation, complemented by a contemporary shower room and a further bedroom, making it ideal for guests, extended family or independent living.







## PEACEFUL SOUGHT-AFTER RURAL POSITION

The gardens are a particular highlight, thoughtfully landscaped to create a wonderful sense of privacy and tranquillity. Expansive lawns are framed by mature trees and well-stocked borders, offering colour and interest throughout the seasons. A generous paved terrace extends directly from the house, providing an ideal space for outdoor dining and entertaining, with attractive planting and a charming summerhouse positioned to enjoy views across the grounds.

Beautifully maintained yet easy to manage, the gardens complement the rural setting and provide a peaceful backdrop to the house. The setting offers a rare sense of seclusion, while remaining within easy reach of excellent transport links and nearby towns.

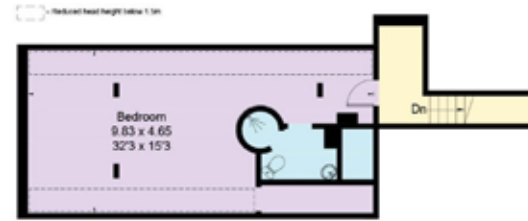




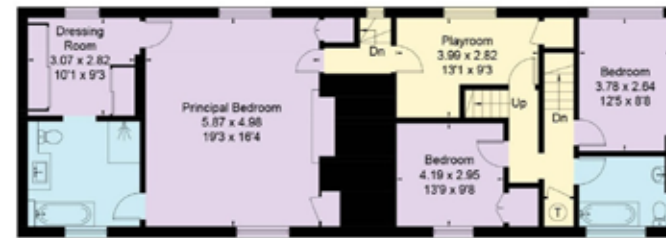
Approximate Floor Area = 355.9 sq m / 3831 sq ft  
 Barn (Excluding Void) = 95.4 sq m / 1026 sq ft  
 Total = 451.3 sq m / 4857 sq ft



Ground Floor



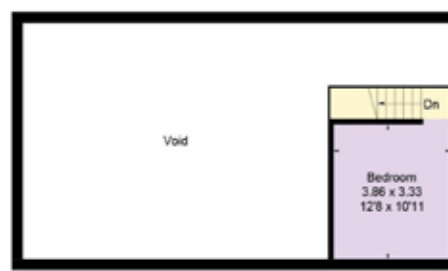
Second Floor



First Floor



Barn Ground Floor  
 (Not Shown In Actual Location / Orientation)



Barn 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)



**Laura Read**

01256 630 978

[laura.read@knightfrank.com](mailto:laura.read@knightfrank.com)

**Knight Frank North Hampshire**

Matrix House, Basing View, Basingstoke, RG21 4FF

**[knightfrank.co.uk](http://knightfrank.co.uk)**

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