



Selbon

Residential sales & lettings

Wedmans Lane, Rotherwick, Hook,
Hampshire, RG27 9BT

Offers over £1,000,000 Freehold



01252 979300
Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Finished to a High Standard
- Ample Driveway Parking
- Scope to Extend STPP
- Swimming Pool
- 40ft Kitchen/Dining/Family Room
- 0.45 of an acre
- Sought After Village
- Utility Room
- Backing onto Wellington Estate Woodland

Selbon Estate Agents are delighted to offer to the market this substantial three-bedroom detached chalet bungalow which is nestled in the heart of the highly desirable village of Rotherwick. The property offers spacious and versatile accommodation, set within a beautiful mature plot of approximately 0.45 acres.

The property is approached via a generous driveway providing ample off-road parking leading to the property. Internally, the accommodation is both flexible and well-proportioned, perfectly suited to modern family living. The standout feature is the impressive 40ft open-plan kitchen, dining and family room. The kitchen has been finished to a high standard and offers plenty of storage along with modern appliances, worktop surfaces, central island and bi-folding doors opening directly onto the garden.

Further accommodation on the ground floor includes a spacious sitting room, a study ideal for home working, a separate utility room and the main bedroom which offers en-suite shower facilities.

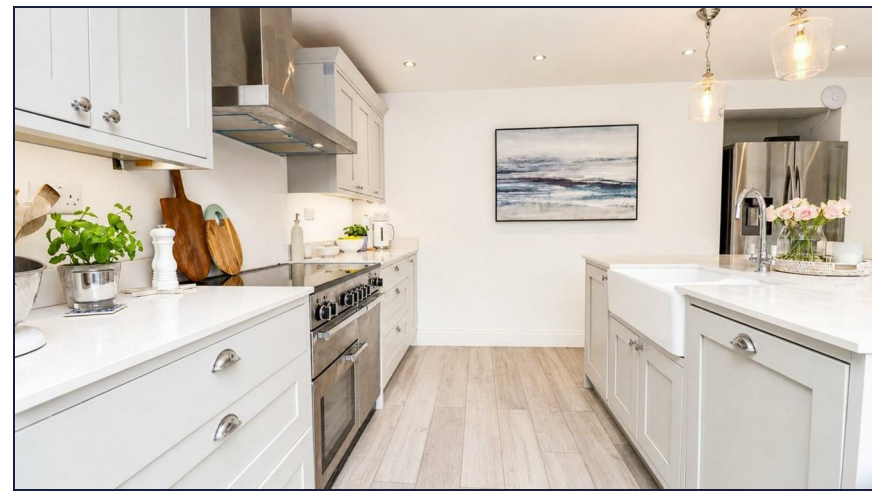
On the first floor the property offers two spacious bedrooms with ample storage and a family bathroom which offers a sink, toilet and bath with shower overhead.

Outside, the mature grounds are split into two areas and both are mainly laid to lawn with a variety of flowers, shrubs and established trees throughout. At the bottom end of the garden a gate at the rear offers direct access to picturesque countryside walks. Within the garden the property offers a swimming pool which provides the perfect space for relaxation and entertaining along with several outbuildings.

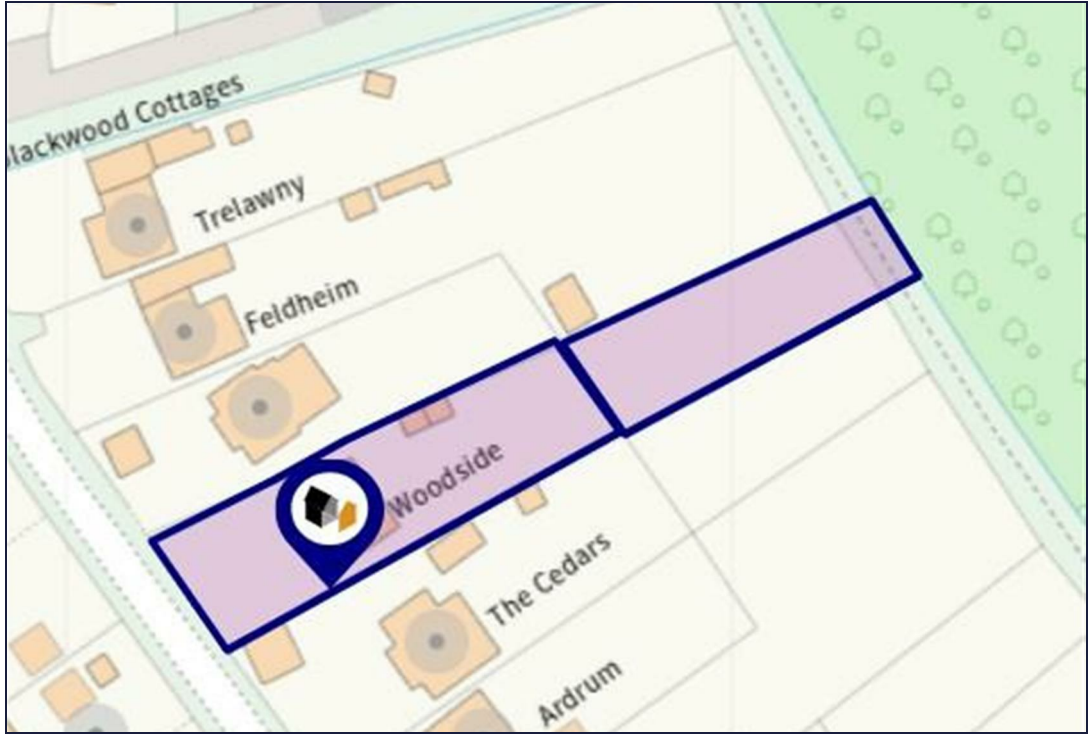
Please note this property previously had planning permission previously granted in 2018 (now lapsed) reference 18/01558/HOU. More information is available on the Hart District Council website.









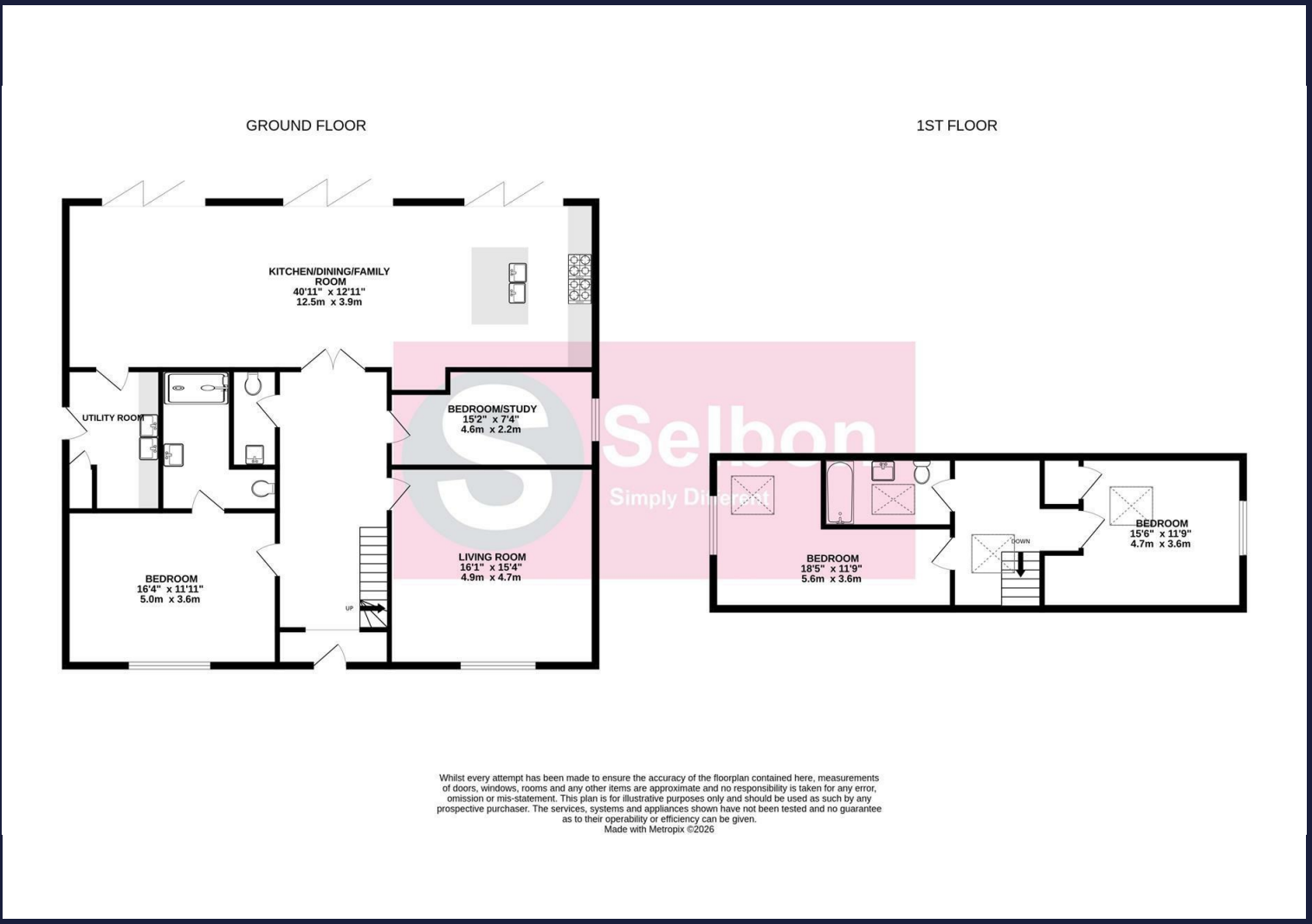








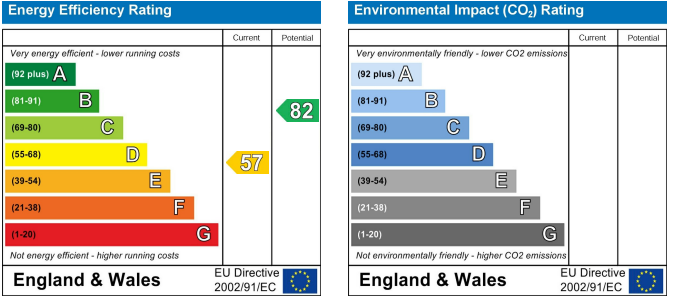
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: E

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.