

Ramridge Park, SP11
Approximate Gross Internal Area = 154 sq m / 1658 sq ft (excludes carport)
Approximate Outbuildings Internal Area = 339.4 sq m / 3654 sq ft
Approximate Total Internal Area = 493.4 sq m / 5312 sq ft

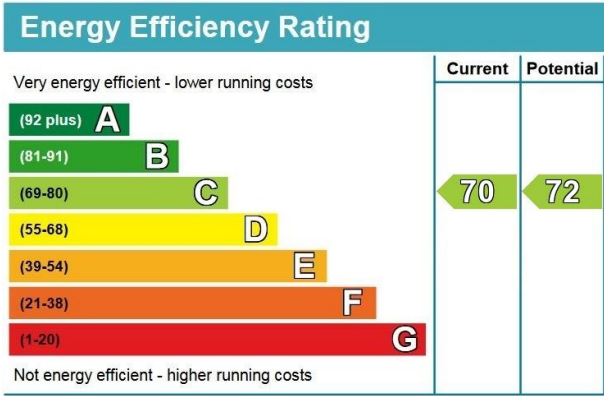


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



Ramridge Park, Andover

Guide Price £1,100,000 Freehold



- Extensive Rural Plot
 - Open Plan Kitchen/Dining Room
 - Utility Room, Cloakroom & Boot Room
 - Three Further Bedrooms
 - Modern Barn & Car Port
- Entrance Hallway
 - Triple-Aspect Living Room
 - Master Bedroom Suite
 - Family Bathroom
 - Paddock with Stable & Tack Room

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Comprehensively renovated and updated along with sympathetic extensions to the original layout by the current owners in recent years, Parkside is a modern, spacious, four-bedroomed detached bungalow set within the beautiful surroundings of Ramridge Park, just west of Andover and on the edge of the North Wessex Downs National Landscape. The property benefits from a tranquil, rural location with many nearby local amenities along with proximity to the transport network. The well-presented accommodation comprises an entrance hallway, a triple-aspect living room complete with a modern contemporary wood-burning stove and air conditioning, an impressive open-plan kitchen/dining room with an adjoining utility room, a cloakroom and a boot room, a master bedroom suite, also with air conditioning with an adjoining shower room and a dressing room, three further bedrooms and a family bathroom.

The property sits centrally within its own attractive plot which is in excess of an acre, a plot that borders and has gated access to Ramridge Cope to the rear as well as an outlook over the surrounding parkland. The garden completely wraps around the bungalow and has also been enhanced by the current owners to provide a practical outdoor space which includes an extensive wildlife garden with a wildlife pond, a modern barn and adjoining car port, both with power and lighting, plus a small stable and tack room with a fenced paddock. There are also two brick-built garden stores. The property is particularly energy efficient, helped by roof-mounted solar panels that generate a regular income.

Parkside is one of a number of dwellings within Ramridge Park, with Ramridge House itself steeped in history going back over many centuries, most recently as headquarters and an officers' mess for the RAF during the Second World War. Ramridge Park is located just north of the village of Weyhill, accessed from the A342 and then via the road between Weyhill and the village of Clanville which is to the north. The park's entrance is flanked by two original lodge houses with then a well-maintained tarmac driveway leading on to Ramridge House and other dwellings within the confines of the park. Parkside has its own private gated drive off of the main drive, leading to the front of the property. Nearby Weyhill, famous for the site of the ancient Weyhill Fair, has a number of local amenities including a petrol station with a shop, a separate farm shop, a garden centre with a food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. Andover's mainline railway station runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country.

