



6

Pond Cottages, Ramsdean, Petersfield, GU32 1RR

TO LET
£700,000



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A must view with serious wow factor - a beautifully extended period semi-detached cottage creating modern and ample entertaining space inside and out to suit easy day-to-day living.

PROPERTY

6 Pond Cottages is a delightful semi-detached period cottage which has a brilliant, designer-lead extension to suit modern day living. A new entrance to the side of the property has created a beautiful boot/utility room and downstairs shower room.

The extension along the back of the house has transformed the downstairs with an exceptionally spacious L-shaped open plan kitchen/dining/family area whilst maintaining the period cosy sitting room with wood burner in the original part of the house.

Previously three bedrooms, upstairs has been modified by opening up two of the bedrooms to create a very large main bedroom benefiting from the far-reaching views over the garden and beyond. From this bedroom there is access to a large boarded and carpeted eaves storage space (over the Utility Room). A smaller double bedroom and bathroom completes the first-floor accommodation.

OUTSIDE

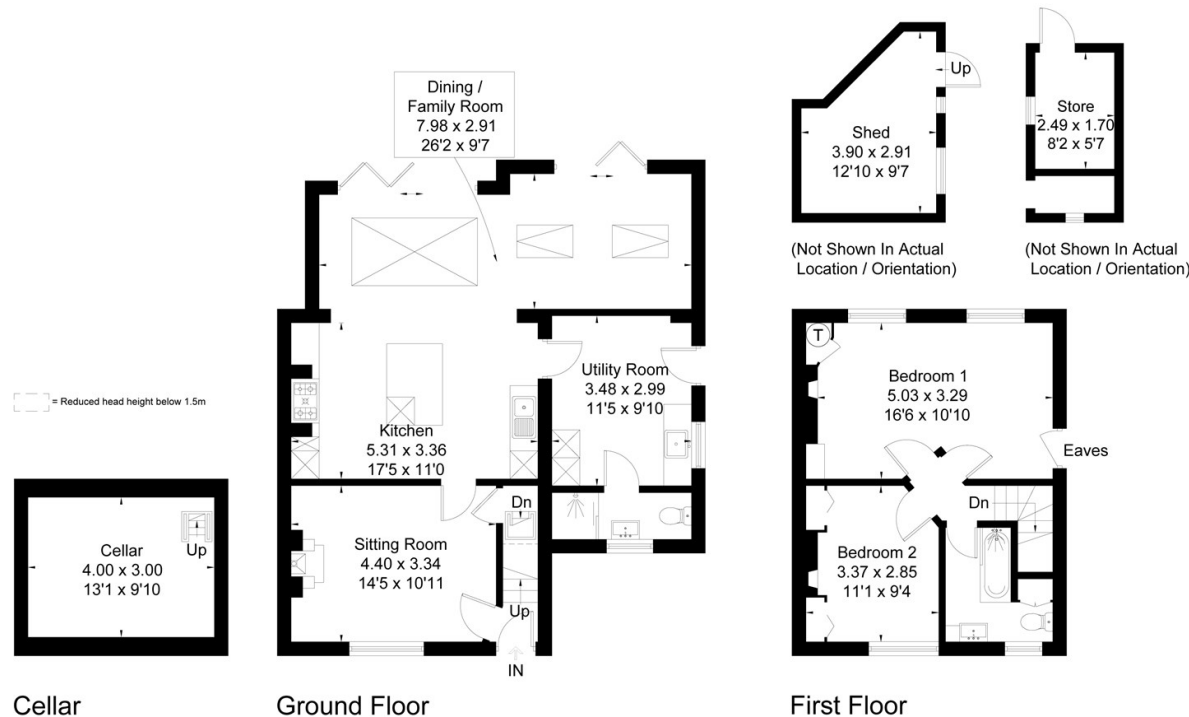
Two sets of bi-folding doors from the extension open onto a generous south-west facing terrace perfect for summer entertaining and steps lead up to the garden mostly laid to lawn with a useful shed in the corner. A further larger shed to the side of the house provides additional storage and potential. The driveway provides ample parking space with steps to the pretty front garden and the original front door.

LOCATION

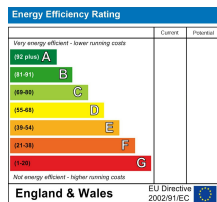
The cottage lies in the highly regarded village of Ramsdean, about 3 miles southwest of Petersfield and is surrounded by stunning unspoiled Hampshire countryside and lies within the South Downs National Park. There are miles of meandering single track country lanes which provide options for cycling and numerous footpaths for anyone with outdoor country interests. Ramsdean, Stroud and Langrish are a close community with two halls and activities privately organised in both, a local shop in East Meon and a Village School in Langrish. There are talks and



Approximate Floor Area = 112.5 sq m / 1211 sq ft
 Cellar = 12.0 sq m / 129 sq ft
 Store = 4.2 sq m / 45 sq ft (Excluding Shed)
 Total = 128.7 sq m / 1385 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62467



well-being activities plus Facebook pages for neighbourly information and news.

Although Ramsdean seems rural with its numerous walks and the infamous Butser Hill, part of the South Downs Way, you are quickly at Petersfield Station taking you to Waterloo Station in just over an hour. Parking is easy in Petersfield, where there are extensive shopping facilities, independent boutiques, coffee shops and restaurants. There is a big choice of supermarkets including Waitrose, Tesco, Aldi, Lidl, an M & S Food Hall and twice weekly market.

There are schooling options both in the state and private sector locally with TPS at Petersfield (secondary), or Churcher's College, Bedales and Dunhurst/Dunannie. The A272 passes a few minutes' drive to the north of the village connecting Petersfield to Winchester and the A3 is handy at Petersfield with access to Guildford, London and the South Coast.

Winchester

01962 763 900

winchester@bcmwilsonhill.co.uk

Further offices at: Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

