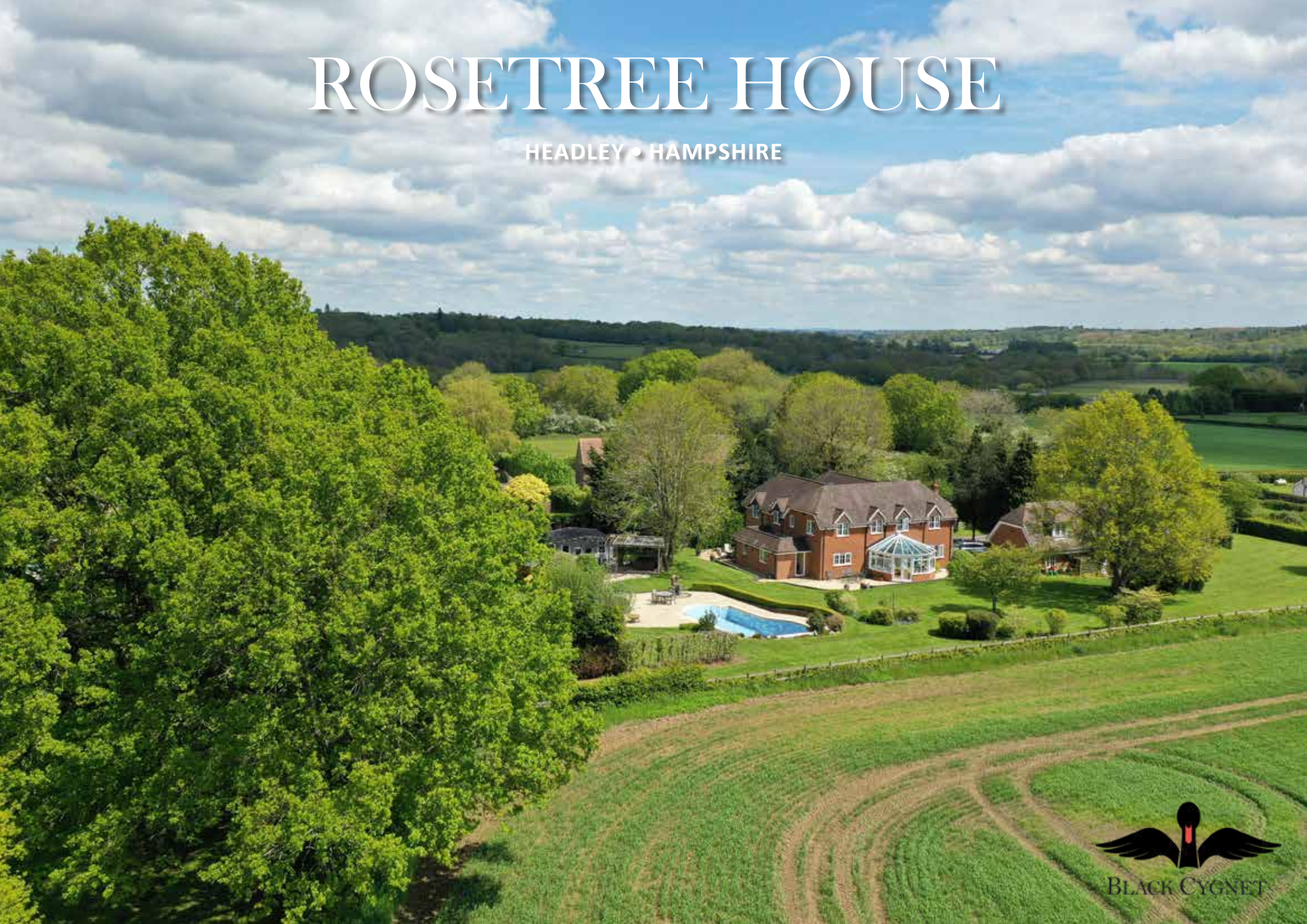


# ROSETREE HOUSE

HEADLEY • HAMPSHIRE





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HEADLEY • HAMPSHIRE

*A modern family home situated in a small hamlet, benefiting from beautiful countryside view. Rosetree House offers easy access to Basingstoke and Newbury*

- Entrance hall
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Five double bedrooms
- Four bath/shower rooms
- Utility room
- Cloakroom
- Loft storage
- Office/snug
- Double garage
- Driveway parking
- Gardens
- Swimming pool
- Shed
- Summerhouse
- Detached annexe with kitchen/studio



## The Property

Rosetree House is situated in an idyllic rural setting surrounded by rolling farmland. The house was built in 1991 and has been significantly improved over the years including a two-storey side extension and a south-east facing conservatory which was replaced five years ago. The house has also benefitted from new windows, a handsome oak staircase and has been awarded planning permission for further improvements. The current layout extends to 4740 sq ft over three floors, with ample loft space affording potential for conversion.

The property offers bright and modern interiors with generous room sizes and high ceilings throughout, and large windows providing excellent natural light. Attached to the garage is an annexe over two floors, with a kitchen and cloakroom on the ground floor and a large space above, making it ideal as a home office or perhaps a gym. A particular highlight is the kitchen, which has been fitted with handmade bespoke Skyline kitchen units and a number of appliances.

## Accommodation

The front door opens to an inviting entrance hall with a handsome staircase leading up to a galleried landing on the first floor. The ground floor accommodation is well planned and comprises a sitting room, dining room, kitchen/breakfast room, study and conservatory. A useful cloakroom, utility room and ground floor shower room provide space for storage and laundry appliances. On the first floor the bedrooms are arranged around a central landing, with the principal bedroom having ample built-in storage and an en suite bathroom with both bath and shower facilities. Two of the bedrooms share a jack and jill bathroom with corner bath, making it ideal for older children, and there are a further two bedrooms which share a family bathroom.

## Situation

Goose Hill is a picturesque hamlet situated in a rural position between the villages of Ashford Hill and Headley, close to the Hampshire/Berkshire border. Ashford Hill has a primary school and public house and is surrounded by farmland and open countryside in an ideal location that's rural while being accessible to local transport links and larger towns. Headley has a village store while Kingsclere is 3 miles away offering local stores and doctor's and dental surgeries. There are comprehensive shops and services in both Newbury and Basingstoke, and a number of excellent road links via the A34, M4 and M3. Basingstoke is 11 miles distant with a mainline station servicing London Waterloo in 45 minutes, while Newbury is 6 miles with trains to London Paddington in 55 minutes. The surrounding countryside is renowned for its excellent walking and riding, in particular nearby Ashford Hill Woods and Meadow are a Site of Special Scientific Interest.



## Outside

The property occupies a good size plot accessed via a shared lane opening to a private carriageway drive laid to block paving with space for several vehicles. The drive also provides access to a detached double garage with adjoining annexe. The rear garden backs onto open countryside and is a good size, comprising a lawn studded with mature trees and well-stocked herbaceous borders. A summerhouse fronts onto a paved terrace which also supports a hot tub and a swimming pool.

Services: Full mains services. Oil-fired central heating. Private drainage.

Photography & Particulars: May 2021



Approximate Area = 440.4 sq m / 4740 sq ft  
 Outbuildings = 116.8 sq m / 1257 sq ft  
 Total = 557.2 sq m / 5997 sq ft  
 (Including Garage / Excluding Void / Shed)  
 Including Limited Use Area (59.8 sq m / 644 sq ft)



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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.