



Tree Tops,  
Ramsdell





**Individual village home with self-contained annexe, located in a first-class setting.**







## Situation.

Situated in a wonderful rural location within the village of Ramsdell. Everyday facilities can be found in the nearby thriving village of Kingsclere, including shops, post office, public houses, restaurants, doctor's surgery, churches, primary school and community centre. Basingstoke and Newbury nearby have more extensive shopping, recreational and educational facilities. Independent schools in the area include Cheam, Daneshill, Elstree, Bradfield, Horris Hill and Downe House. There is also an excellent local primary school, The Priory, in the neighbouring village Pamber End. The surrounding area offers some beautiful country walks.



*Kingsclere 5.5 miles, Basingstoke 5 miles, M3 (J6) 5.5 miles, Newbury 13 miles, M4(J13) 13.5 miles, London Waterloo via Basingstoke station from 44 minutes. London Paddington from Newbury station from 50 minutes. All distances and times are approximate.*





Services: All mains services. Gas fired heating.

**Postcode: RG26 5PR**



## Tree Tops.

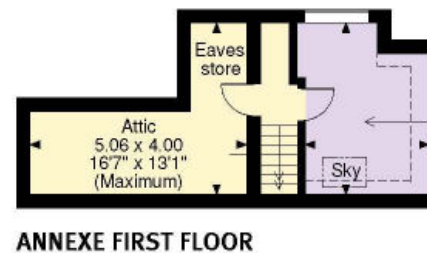
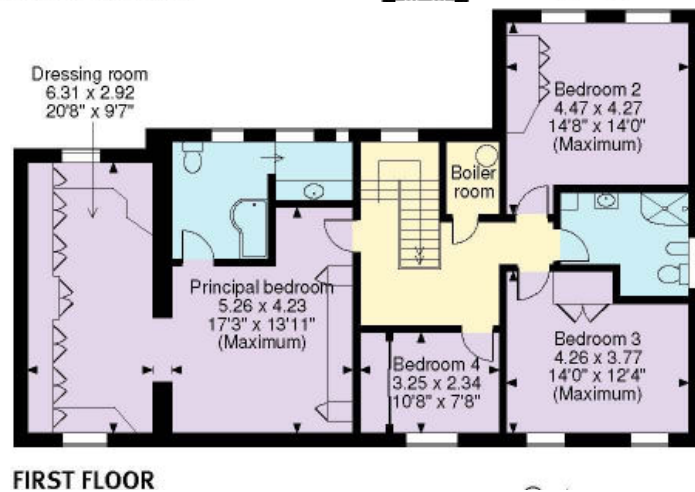
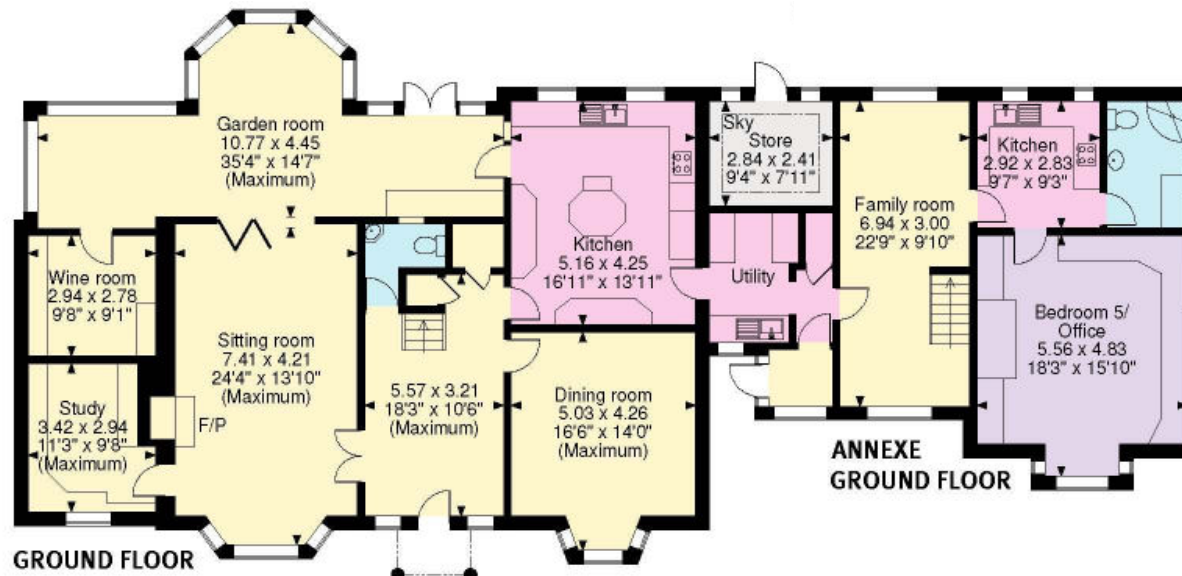
Tree Tops is a delightful village home offering just under 3,000 sq ft of versatile family living, with the added benefit of a self-contained annexe. The reception rooms lead off the welcoming reception hall, with the sitting room having bi-fold doors through to the garden room, with doors out to the terrace and garden beyond. There is a separate dining room and study, together with a wine room. On the first floor is the principal bedroom with dressing room and en suite. There are three further bedrooms, served by the family bathroom. The attached self-contained annexe has its own separate entrance and could be used as a home office or secondary accommodation.

The property is approached over a sweeping driveway offering ample parking and turning, leading on to the detached garage. The private and secluded gardens are most delightful and include a large expanse of level lawn interspersed with mature trees and shrub beds, together with a terraced area, ideal for al fresco dining. Within the garden is also a stable with store, greenhouse, garden shed, potting shed, barbecue area and ornamental fishpond.









**Approximate Gross Internal Floor Area**  
**House 278 sq m/2,991 sq ft**  
**Garage 33 sq m/355 sq ft**  
**Annexe 8 sq m/937 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

--- Denotes restricted head height

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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