



The Ricks, Rotherwick, RG27



The Ricks, Rotherwick, Hampshire **RG27**

An attractive six bedroom family house in the heart of a village with pool, barn and detached guest cottage.

The Ricks is an attractive village house offering six bedrooms and four reception rooms in the heart of the sought-after north Hampshire village of Rotherwick. The property has been extended over the years and now offers excellent family accommodation. There are a number of memorable rooms within the house, in particular the wonderful family kitchen and family/dining room with its vaulted ceiling and doors on to the garden and the drawing room with bi fold doors on to the garden and pool area. On the first floor are six bedrooms, including five doubles and three bath/shower rooms (two en suite).

Outside the property sits comfortably within its grounds of around 0.75 acre with a fabulous outdoor pool (with electric safety cover) and stylish pool/guest cottage with en suite shower room. The gardens are full of colour throughout the spring and summer with mature Floral beds, trees and wide areas of lawn. There is a detached Rookery Barn that has been used recently as a stable with a tack store but could, subject to any required permission, be converted into further accommodation such as a home office or gym. Parking is offered on the front driveway - all set behind electric wooden gates.





Rotherwick is a quiet, pretty Hampshire village with a popular pub (Coach and Horses) a village hall, church, a tennis court, cricket pitch and the highly regarded Whitewater Primary School. The surrounding countryside has many attractive footpaths for those who enjoy walking, Tylney Park Golf Course is nearby as is the 4 star Tylney Hall Hotel. Hook provides a good range of daily shopping facilities and amenities, with the commercial centres of Basingstoke, Reading, Farnham and Camberley all nearby. Educational needs are well served, being within catchment of Robert Mays School in Odiham and close to a number of independent schools including Wellesley Prep, St Neots, Yateley Manor and Lord Wandsworth College. Communication links are first class with easy access to both the M3 (J5) and M4 (J11). There are mainline stations at both Basingstoke and Hook, with regular services to London Waterloo and at Reading to London Paddington.

Tenure: Freehold

Local Authority: Hart District Council

Council Tax Band: G





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.

Approximate Gross Internal Floor Area
3673 sq m / 3954 sq ft



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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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