



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.



6



4



5



EPC

D



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**  
**House 322 sq m / 3,466 sq ft**  
**Pool house 26 sq m / 280 sq ft**  
**Garage & stables 42 sq m / 452 sq ft**  
**Total 390 sq m / 4,198 sq ft**



**Knight Frank**  
**North Hampshire**  
**Matrix House**  
**Basing View**  
**Basingstoke RG21 4FF**  
**[knightfrank.co.uk](http://knightfrank.co.uk)**

I would be delighted to tell you more  
**Clive Moon**  
**01256 630976**  
**[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)**



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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated September 2024. Photographs and videos dated September 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.