



Rose Cottage, Hartley Wespall, Hook, RG27





Rose Cottage, Hartley Wespall, Hampshire, **RG27**

Records from 1812 show the house was originally the home of Joseph Elliott, who was the tailor to the 1st Duke of Wellington. The house was sympathetically extended in the early 1980s to now have three doubles and one single bedroom. The Property is thought to be over 200 years old and will continue to offer future occupants a fine place from which to enjoy the Hampshire country lifestyle. It has country walks from the doorstep and several country pubs for Sunday lunch within walking distance. There are uninterrupted views over the countryside, without being too remote with both Reading(11 miles) and Basingstoke (6 miles) on either side.

Rose Cottage is approached via gates, allowing privacy to the gravel driveway and providing ample parking. The front door opens into a large reception hallway, with a feature inglenook fireplace and a wood-burning stove complemented further by an oak bressummer beam, believed to have been sourced from the nearby Loddon Mill. The sitting room provides a comfortable area for relaxation, again complimented by an open inglenook fireplace. There is a separate dining room, with French doors leading out to the garden, and a fantastic space for entertaining in the spring/summer months. The kitchen has a range of bespoke units and an expanse of work surfaces, more exposed timbers, and a Rayburn Range cooker. In addition, there is a separate utility room fitted with a range of units and space for further appliances.



4-5



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3

EPC

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First Floor

The first floor has four bedrooms. The principal bedroom benefits from an en-suite bathroom, which has been re-fitted to a high standard. The three remaining bedrooms are all served by a family shower room. One bedroom is currently being used as a home office. The character throughout this property continues on the first floor with many exposed timbers.

Annexe

In addition to the cottage, there is a separate detached Annexe above a large double barn-style garage with heating. The annexe is finished to a high standard, with equally beautiful views over the Wellington Estate. The barn style annexe provides self-contained accommodation with a large kitchen/dining room on the ground floor with beautifully created oak stairs leading to a sitting room with a central wood burner. In addition, there is a large double bedroom with a walk-in wardrobe and a fitted shower room.

Outside

To the front of the property there is an attractive rose garden enclosed with mature hedgerows. Sweeping gravel driveway leading to a detached barn style garage for two vehicles. The large garden complements the surrounding countryside with evergreen mature shrubs, perennials and choice trees to provide easily maintained all round colour and interest. A large summer house with power and lighting offers additional space for the homemaker as a separate office or just a garden room for relaxation. Adjacent to the garden and behind the Red Robin hedges, the property also benefits from a separate area of hardstanding for 10-12 vehicles and a large workshop and store with electricity and security system.

Services

Postcode: RG27 OBL

What3Words///clipped.snuggle.listen

Mains Water and Electricity. Oil-Fired Heating. Private Drainage.

Local Authority: Basingstoke & Deane Borough Council

Council Tax Band: F

Tenure Freehold





Approximate Floor Area = 183.9 sq m / 1979 sq ft
 Outbuildings = 166.9 sq m / 1796 sq ft
 Total = 350.8 sq m / 3775 sq ft



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