



South Lodge

Ramridge Park, Andover, Hampshire



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An immaculate and beautifully presented lodge house.

Hall | Sitting room | Kitchen/dining room | Study | Utility room | Cloakroom | Bedroom four with bath and shower

Principal bedroom with a shower room | Two further bedrooms

Wonderful garden with terrace and landscaped water garden | Orchard and paddock

Garage with store to the rear

In all, about 1.27 acres

Andover/A303 4 miles (London Waterloo 70 minutes), Hungerford 16 miles, Marlborough 18 miles,
Newbury 18 miles (London Paddington 50 minutes), Salisbury 19 miles, Winchester 21 miles
(Distances and times approximate)



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Hampshire

South Lodge is an impressive former lodge house situated at the entrance to Ramridge Park, 4 miles to the west of Andover.

Nearby Appleshaw has a thriving community centred around the church, public house, primary school and cricket club. There is a garage with a shop and a farm shop in Weyhill, about 1 mile away.

More comprehensive shopping and recreational facilities can be found in Andover, which has a Waitrose, cinema and a regular Farmers Market.

Communications are excellent, with trains from Andover to London Waterloo taking just over an hour and from Newbury to London Paddington about 50 minutes. The A303 is easily accessible and provides fast access to the West Country and London.

Many well-regarded state and fee-paying schools in the area include Farleigh, Rookwood, Winchester College, Dauntseys and Godolphin.



For Sale Freehold

South Lodge is a fantastic Grade II listed lodge house from the 20th century.

The accommodation is beautifully presented with light, well-proportioned rooms and good ceiling heights, enjoying fantastic south-facing views over the garden and paddock.

The well-appointed kitchen/dining room has an island, a woodburning stove and doors leading to a sheltered, south-facing terrace.

A study leads into a sitting room. There is a ground-floor bedroom with an adjacent bathroom and a shower.

On the first floor is a main bedroom with an ensuite shower room and two further bedrooms.

Outside

The delightful south-facing garden is mainly laid to lawn with various trees and shrubs.





Steps from the terrace lead to a magnificent water feature.

A gate from the garden leads to a fenced paddock of about 0.76 acres, which overlooks the parkland beyond.

There is a garage with a store room and a parking area.

The Ramridge Drive Association maintains the drive, with each member contributing about £150 annually.

Services

Mains water and electricity. Septic tank drainage. Oil heating. Sonos Music System.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Test Valley Borough Council: Tel: 01264 368000.

Council Tax

Band G

EPC Rating

Band E

Directions (Postcode: SP11 9BY)

what3word: ///gold.little.leathers

From the A303 at Andover, take the A342 to Marlborough and Devizes. After about half a mile in Weyhill, pass the petrol station on the left and take the next turn on the right signposted to Clanville.

Proceed over the crossroads and continue north on this road. After a short distance, two lodge houses will be found on the left-hand side at the entrance to Ramridge Park. Turn off the road, and South Lodge will be immediately on the left-hand side.

Viewing

Viewing by prior appointment only with the Agents.



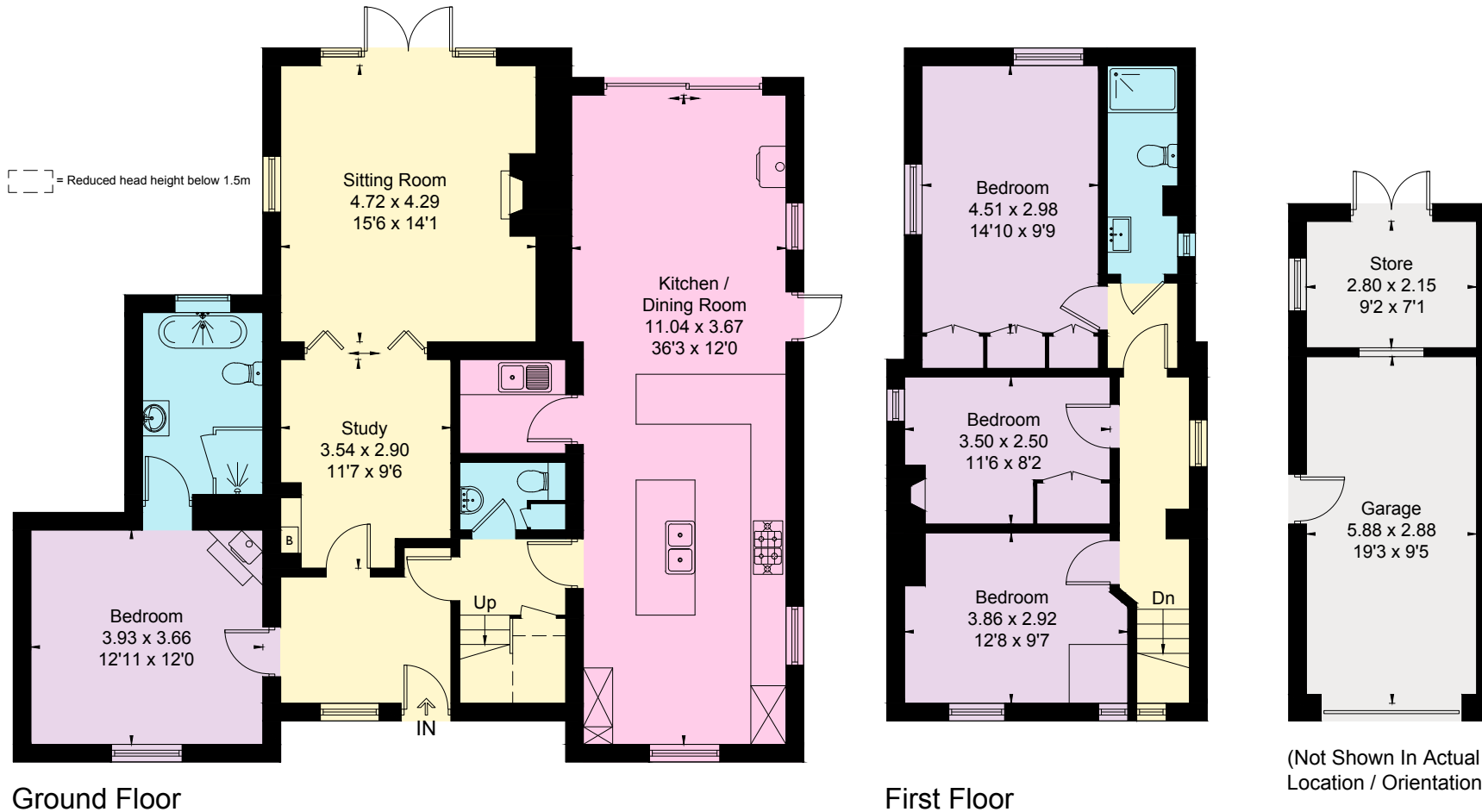
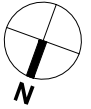
Approximate Area = 168.7 sq m / 1,816 sq ft

Garage / Store = 23.6 sq m / 254 sq ft

Total = 192.3 sq m / 2,070 sq ft

Including Limited Use Area (1.3 sq m / 14 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



Connecting people & property, perfectly.

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