



Tudor Barn, Frog Lane,  
Rotherwick, Hampshire

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# Tudor Barn, Frog Lane, Rotherwick, Hampshire RG27 9BE

A Grade II Listed former agricultural barn offering a unique home steeped in history and set in beautifully-landscaped gardens and grounds of about an acre

Hook train station 3 miles (London Waterloo 1 hour 6 minutes), M3 (Jct 5) 3.6 miles, Odiham 5.5 miles, Basingstoke (London Waterloo from 42 minutes) 7.6 miles, Reading 13.3 miles

Reception hall | Drawing room | Dining room  
Family room | Mezzanine study | Kitchen | Utility  
Cloakroom | Principal bedroom with en suite  
shower room | 4 Further bedrooms, 1 en suite  
Family bathroom | Shower room | Barn | Office  
outbuilding Gardens | EPC rating E

## The property

Believed to date to C18, and with an attractive weather boarded façade, alongside timber framing and white painted infills, Tudor Barn offers just over 3,000 sq ft of characterful accommodation. The impressive drawing room showcases a vaulted ceiling with an oak framework and a brick-built fireplace offers a focal point and a warming ambience in this striking room. A family room and a dining room offer additional reception spaces. The kitchen is fitted with cabinetry and stone work surfaces with ancillary space provided by an adjoining utility room.

The property offers five bedrooms, with the principal suite, two further bedrooms and a family bathroom on the ground floor of the north-west wing. A further bedroom and a shower room are situated on the upper level above the family room as is the mezzanine study with open timber beams affording glimpses to the rooms below. On the opposing aspect, an additional bedroom is reached via a separate stairway and has a well-appointed bathroom.

## Outside

The property is approached via five-bar gates onto a gravelled driveway, which extends into a parking area for several cars. The decorative courtyard garden at the front of the property is beautifully designed with a formal styling of clipped box squares, topiary lollipop trees and geometric paving, with a sunny south-west facing aspect. The rear garden has a gate giving access onto a pathway which links to terracing at the rear of the property which has direct access from the kitchen. The gardens are well-stocked with flower beds and selection of shrubs and perennial plants, with spots to sit and enjoy this colourful sanctuary. Beyond the immediate garden, several mature trees form an area of dappled shade and beyond this a large expanse of lawn, an ideal play area for children. The large barn outbuilding, previously a helicopter barn, is sited at the far end of the garden offering options such as a leisure complex or ancillary accomodation, subject to the necessary planning consents. There is also a two office outbuilding for home-working. The gardens amount to about an acre in total.

## Location

Rotherwick is a semi-rural village nestled in gently undulating countryside just to the north of the larger village of Hook. There is a village hall, parish church, two public houses and a cricket club. Hook provides commuters with services to London and road users have good access to the A33 and Junction 5 of the M3 motorway for links to major road networks. Hook offers a good range of shopping facilities, including a recently opened Sainsburys, Tesco supermarket, a doctors' surgery, dentists, Post Office and public houses. There is an infant and junior school both rated 'outstanding' by Ofsted and independent schools in the vicinity include Lord Wandsworth College, Sherfield and Daneshill Schools. For outdoor pursuits, there are several local parks nearby including Bassetts Mead Country Park and Hartletts Park. Golf at Tylney Park Golf Club is within easy reach.





Drawing Room



Family Room



Mezzanine Study



Office Building

Floorplans  
 Main House internal area 3,015 sq ft (280 sq m)  
 Office Building internal area 519 sq ft (48 sq m)  
 Barn internal area 907 sq ft (84 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions**

From junction 5 of the M3 head northbound onto the A287 in a north westerly direction to Newnham. Crossing over the railway bearing left onto Newnham Road, turn right at the crossroads on the common to join Ridge Lane. Continue along this road and round a sharp left turn onto Post Horn Lane that becomes Frog Lane. The property is the last house on the right before Lyde Green.

**General**

**Local Authority:** Hart District Council  
**Services:** Mains electricity and water. Oil fired central heating. Private drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,850,000

**Odiham**

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