



Vedast, Wedmans Lane,
Rotherwick, Hampshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Vedast, Wedmans Lane, Rotherwick, Hampshire RG27 9BS

An impressive bungalow with versatile, well-appointed, spacious accommodation in attractive gardens of about 0.3 of an acre, with far reaching, rural views.

3 miles Hook (London Waterloo 53 minutes), 5.6 miles Odiham, 7 miles Basingstoke, 13 miles Reading (London Paddington 29 minutes), 4 miles M3 (Junction 5)

Hallway | Sitting room | Bedroom 4/study
Garden room | Dining room | Kitchen | Utility
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom | Double garage | Garden | EPC rating E

The property

Vedast is offered for sale in good decorative order and offers over 1, 800 sq. ft of generous accommodation.

A particularly noteworthy feature is the very wide entrance hall. The main reception room is the well-proportioned sitting room, which has a dual aspect, recessed LED lighting, wooden flooring and a feature fireplace. There is also a useful bedroom 4/study and a formal dining room, as well as a garden room opening onto the rear garden. The kitchen offers plenty of storage in fitted units to base and wall level, as well as integrated appliances, while the adjoining utility room has further storage and space for appliances.

There are three bedrooms, all of which are doubles. The generous principal bedroom is en suite and welcomes plenty of natural light through a large bay window. There is also a family bathroom with a separate shower unit.

Outside

At the front of the house there is a gravelled driveway with plenty of parking space and gated access at the side of the house to the detached double garage at the rear. The front garden has an area of lawn and a pergola with climbing plants. At the rear, the west-facing garden welcomes plenty of sunlight and includes a paved sitting area, an ornamental pond and an area of lawn. At the end of the garden there is a gazebo in which to relax, as well as a vegetable garden with raised beds and a greenhouse. The garden backs onto open fields and enjoys a wonderful far reaching rural outlook.

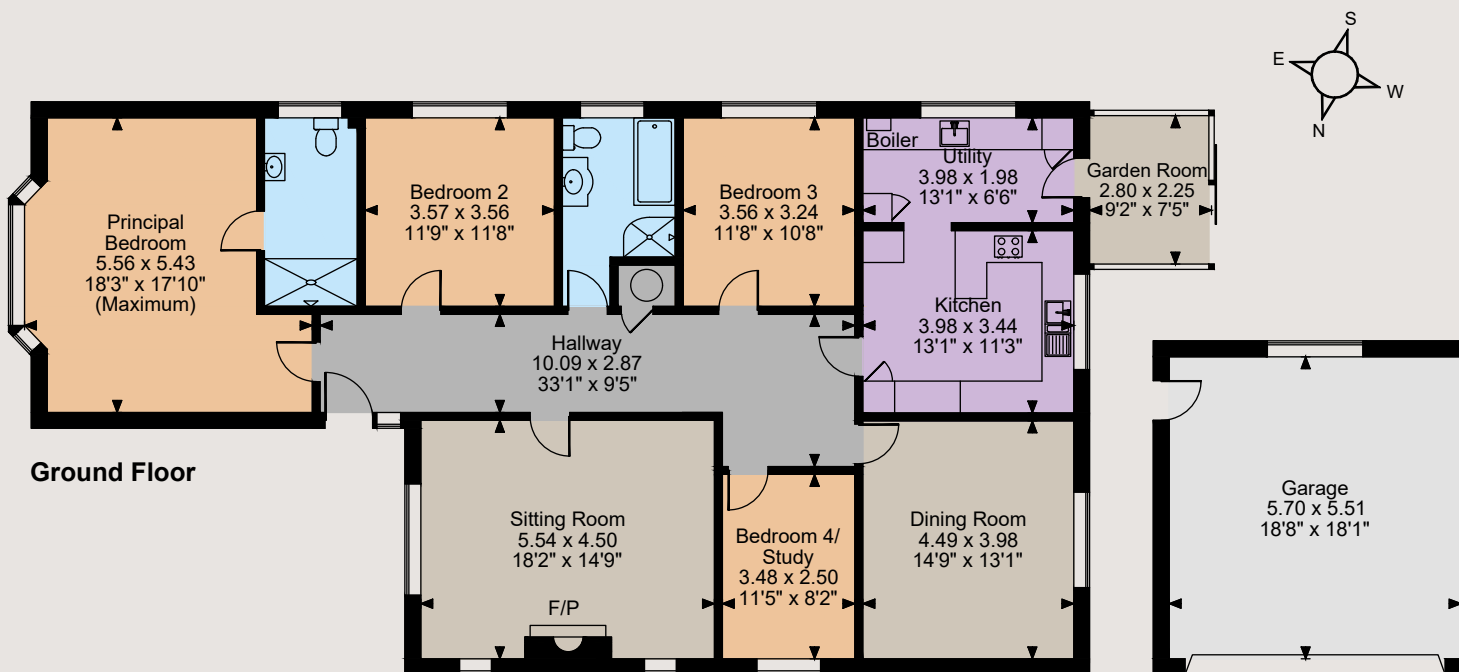
Location

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 Wellesley Schools. There is a network of footpaths that radiate from the village. Tylney Park Golf Club is within easy reach.





Floorplans
House internal area 1,865 sq ft (173 sq m)
Garage internal area 338 sq ft (31 sq m)
Total internal area 2,203 sq ft (205 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8588657/PCU

Directions

From Strutt & Parker's Odiham office, head west on the High Street and at the roundabout, take the second exit onto the B3349/Dunleys Hill. At the next roundabout, in North Wanborough, take the second exit onto the B3349/Hook Road. After 0.5 miles, take the first exit at the roundabout, followed by the third exit at the next roundabout, passing over the M3 to join the B3349. Follow the B3349 for 2.4 miles, then turn left onto Hook Road. At the cross junction, continue straight ahead onto Wedman's Lane, go past Lampards Close and after a short distance the entrance to Vedast is on your left.

General

Local Authority: Hart district council
Services: Mains electricity, water and drainage. LPG gas.
Council Tax: Band F
Tenure: Freehold
Guide Price: £925,000

Odiham

82 High Street, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

