



EVANS & PARTRIDGE

5 RAMRIDGE HOUSE
RAMRIDGE PARK
WEYHILL, HAMPSHIRE

5 RAMRIDGE HOUSE, RAMRIDGE PARK, WEYHILL, ANDOVER, HAMPSHIRE SP11 9BY

A FIRST FLOOR APARTMENT WITHIN A CONVERTED GRADE II* LISTED GEORGIAN MANSION SET IN ATTRACTIVE COMMUNAL GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY TWO ACRES WITH VIEWS OVER THE SURROUNDING FARMLAND

COMMUNAL ENTRANCE HALL • INNER RECEPTION HALL / LIBRARY • MAIN RECEPTION ROOM WITH RAISED KITCHEN AREA
DOUBLE BEDROOM • SHOWER ROOM

GARAGE IN BLOCK • AMPLE PARKING FOR RESIDENTS AND VISITORS

BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS AND GROUNDS OF ABOUT TWO ACRES

OFFERS INVITED AROUND £325,000 FOR THE LEASEHOLD

THE HISTORY OF RAMRIDGE HOUSE

Ramridge House is a fine example of a Grade II* listed Georgian country mansion that was designed and built by Robert Adam in 1779 and extended in 1855. In the late 1800s it was owned by Colonel Charles d'Oyly Harmer, whose descendants lived there until it was requisitioned in 1939. During the Second World War Ramridge House became a Royal Air Force headquarters and Officers' Mess until 1952. It then remained uninhabited until 1986 when it was extensively refurbished and converted into nine luxury apartments, carefully restored by craftsmen to retain much of the original charm and period features.

DESCRIPTION

5 Ramridge House is an impressive first floor apartment of approximately 851 sq ft offering spacious, light accommodation with high ceilings, classic features and stunning views over the beautifully landscaped communal gardens, grounds and adjoining countryside. The house is approached via a long sweeping private drive off the village lane, approached through the entrance with two attractive gatehouses.

The apartment is accessed through a large communal reception hall with wide staircase rising to the front door on the first floor. Inside the accommodation comprises a long spacious entrance hall with ample built-in book shelving and double doors leading into a stunning spacious split level drawing room with separate fully fitted kitchen area. There is large double bedroom with built-in wardrobes and also a shower room. Stunning far reaching views are enjoyed from all the windows which benefit from the original folding shutters. There is also a garage within a block and ample parking for guests within the beautifully maintained communal two acre gardens and grounds featuring many mature trees within a tranquil parkland setting.

LOCATION

Ramridge House is situated in a quiet parkland setting, approximately one mile from the village of Weyhill which has a good range of facilities, including a restaurant and farm shop, the Weyhill Fair pub and Pink Olive restaurant, garage, good bus service and a beautiful church. In the restored Fair Ground there is a craft centre and the excellent new Rosebourne garden centre complex is nearby. The town of Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo is just over the hour). Access to the A303 is about a mile away, providing excellent routes to London and the West Country. The cathedral cities of Winchester and Salisbury are around 20 miles away, Newbury is 17 miles to the north and Basingstoke 25 miles away to the east. The New Forest and South Coast can be reached in about an hour.

ACCOMMODATION

Stone steps leading to pillared entrance with large panelled double doors leading through Reception Porch into:

MAIN ENTRANCE HALL with intercom security system. Stairs rising to first floor with landing and panelled front door into apartment number 5.

LARGE INNER RECEPTION HALL / LIBRARY Full height book shelving to one wall. Alcove with substantial built-in dresser style unit comprising low level cupboards, display sill and shelving above. Upright chrome radiator. High ceiling. Spot lights. Decorative coving. Panel door into shower room. Wide central passageway leading to double doors with feature semi-circular glass fan light above into:

MAIN RECEPTION ROOM WITH RAISED KITCHEN AREA A substantial and elegant room High ceiling with decorative coving and ceiling rose. Three beautiful sash windows with shutters to the eastern aspect with rural views.

Living/Dining Area Sash windows on east and west aspect. Two space saving vertical radiators. Panelled door with detailed architrave leading into substantial bedroom. Wide steps rise on either side of the room to:

Kitchen Area Sash window with shutters to eastern aspect with far reaching views. Granite topped island with timber edging and inset ½ bowl sink unit with mixer tap, filtered drinking water tap and drainer. Comprehensive range of cream washed Shaker style high and low level cupboards and drawers incorporating display shelving and glazed cabinets. Under-counter fridge and freezer. Bosch slim-line dishwasher and washing machine. Under-counter cooker, four ring gas hob with central charcoal griddle, extractor fan and light within decorative hood above. Further granite work surface with ceramic tiled splash back. Wine racking. Pantry and full height broom cupboards. Slate flooring. Down lighters and spot lights. Decorative coving. Velux light to side aspect.

BEDROOM (*Substantial double bedroom*) Central sash window with shutters overlooking driveway and part of the landscaped gardens. Built-in double wardrobe cupboard with light. Decorative coving and ceiling rose with pendant light point/chandelier. Chrome radiators. Spot lights.

SHOWER ROOM White suite comprising wide wash hand basin, mixer tap, cupboards/drawers beneath, large mirror above with floating shelves to one side, cupboard to opposite side with down lighters. Low level WC. Glass door into large tiled shower enclosure with overhead and hand held attachments. Slate flooring. Ceramic tiled walls. Chrome towel radiator. Down lighters. Extractor fan.

OUTSIDE

Beautifully landscaped communal gardens and grounds amounting to about two acres

THE COMMUNAL GROUNDS Ramridge House stands in its own peaceful landscaped gardens and grounds of approximately two acres which are mainly laid to lawn with many mature trees including a giant Redwood, Cedar of Lebanon and Blue Spruce. Ramridge House is approached through two gate houses and a long sweeping gravelled driveway leading to the impressive front entrance where there is ample parking for residents and visitors.

GARAGE (*In block*) Brick built with pitched roof and up and over door. Light and power connected.

SERVICES

Mains electricity and water. LPG metered estate. BT Broadband. Terrestrial/Sky satellite antenna system. Private drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

TENURE

Leasehold with a ninth share of the freehold. 999 year lease begun in 1987 at a peppercorn rent.

SERVICE CHARGE

We understand that the service charge amounts to approximately £3,750 per annum (to be confirmed). This figure covers the following:

- Building Insurance
- Boiler Maintenance (in all apartments)
- Fire alarm and extinguisher maintenance (in all apartments)
- Gardener and Garden Expenditure
- Building Repairs and redecoration to Common Parts
- Cleaning of communal hall, landings, stairs, windows (exterior)
- Audit Fee
- Electricity for Common Parts
- Contribution to Ramridge Park Drive Fund (from all apartments)
- Water Rates and Charges (for all apartments and common parts)
- Sinking Fund

DIRECTIONS POST CODE SP11 9BY.

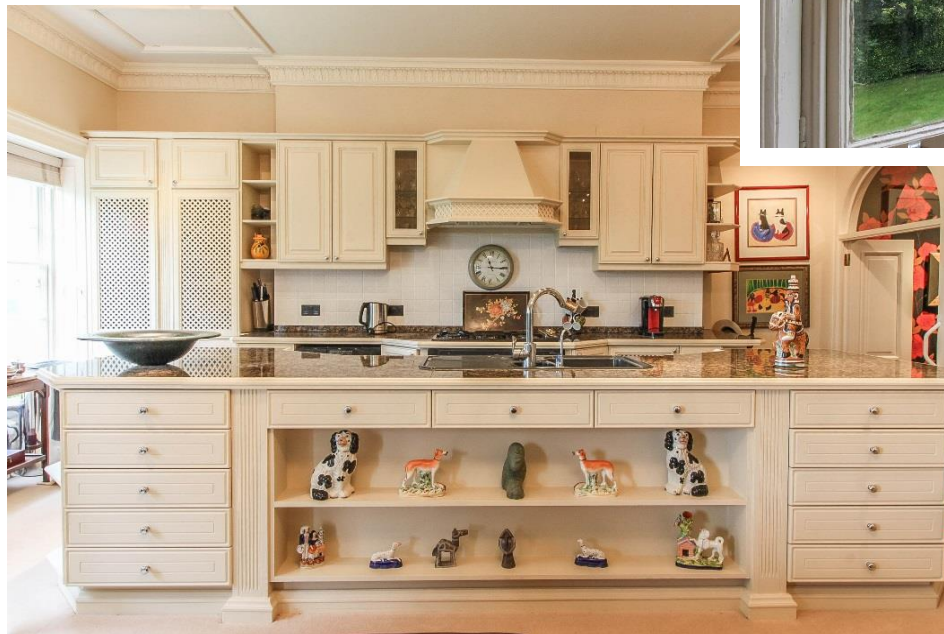
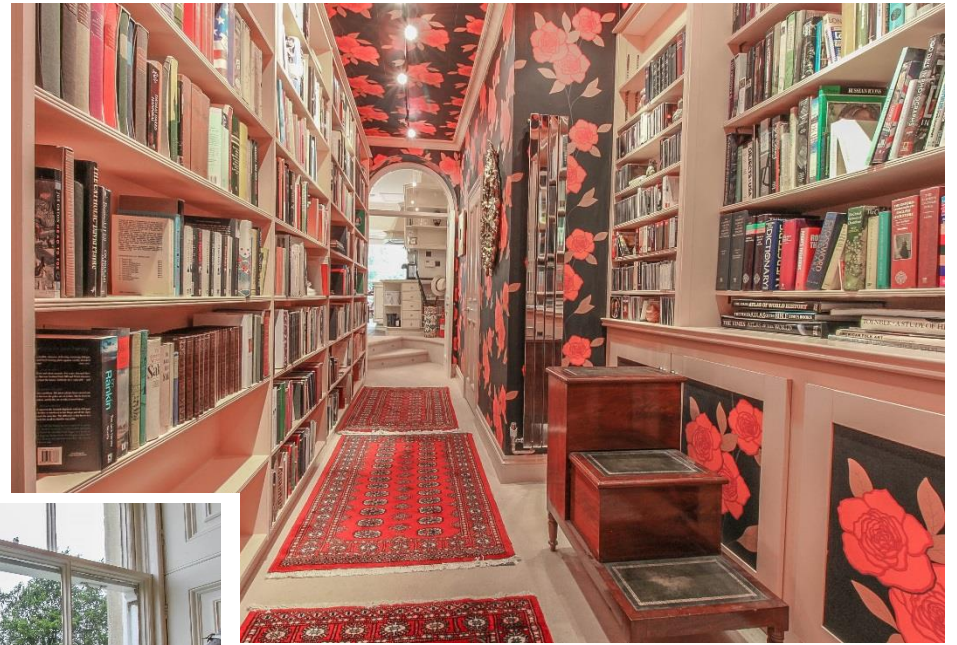
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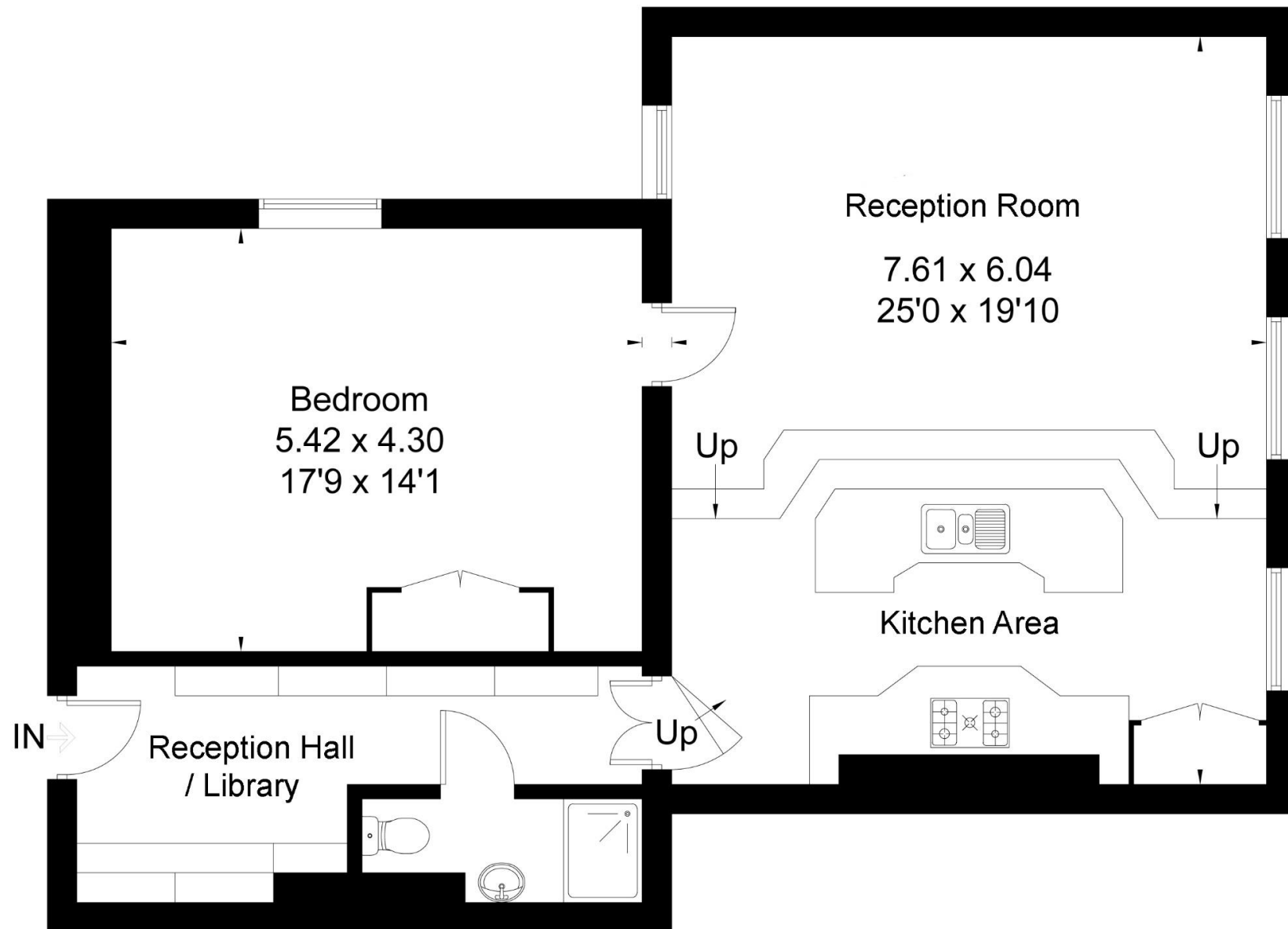
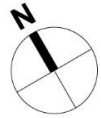
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Approximate Area = 86.4 sq m / 930 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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