



**6, RAMRIDGE HOUSE**  
- WEYHILL, HAMPSHIRE

**EVANS & PARTRIDGE**











# 6, RAMRIDGE HOUSE, RAMRIDGE PARK, ANDOVER, HAMPSHIRE, SP11 9BY

AN ELEGANT APARTMENT IN A GRADE II\* LISTED GEORGIAN MANSION IN A MATURE PARKLAND SETTING SURROUNDED BY FARMLAND

COMMUNAL MAIN HALLWAY, RECEPTION HALL, DRAWING/DINING AREA  
INNER HALL, KITCHEN  
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FURTHER BEDROOM, BATHROOM  
COMMUNAL GARDEN, GARAGE IN BLOCK

**GUIDE PRICE: £385,000 Share of Freehold**

## DESCRIPTION

A first floor apartment in a converted Georgian country house. Ramridge House, which is Grade II\* listed, was originally built in the style of Robert Adam in 1779 and extended again in 1855. It was extensively modernised and refurbished in 1986, when it was converted into nine luxury apartments, carefully restored by craftsmen to retain much of the original charm and period features.

The accommodation of this spacious apartment includes a reception hall and inner hall, a spacious drawing room with Adam style fireplace and dining area with a bay of three large windows enjoying views of the gardens and parkland, a kitchen, master bedroom with en suite shower room, second bedroom and bathroom. There is also a garage in a block and communal landscaped gardens of approximately two acres surrounding the property.

## LOCATION

Ramridge House is in a parkland setting, approximately one mile from Weyhill. The property is famous for its fair which was held annually on Old Michaelmas Day (10 October). The fair was the largest and one of the most celebrated in England, lasting a week. It was in fact the coming together of a number of fairs, the largest being the Sheep Fair, and it is believed that as many as 500,000 sheep were on the hill in just one fair. The Horse Fair was renowned for the Irish Hunters sold there, and for the Hopgrowers this was the greatest event of the year.

The village offers everyday facilities include a Post Office (now situated in the garden centre nearby), church and shop/garage. The A303 is close at hand providing excellent road access to London and the West Country. London is 75 miles and Andover, with its mainline railway station, is just 3 miles away. The cathedral cities of Salisbury and Winchester are both within approximately 20 miles, as is Basingstoke. The South Coast is approximately one hour distant.

## ACCOMMODATION

### **History**

Ramridge House is a particularly fine example of a Georgian country mansion, listed as Grade II\* and being of special architectural and historical interest. Of particular note is the finely worked ceiling and cornice in the main salon, now fully restored and forms part of the principal room in one of the apartments. The grounds are landscaped in the style of Lancelot 'Capability' Brown. One of the interesting features added by Charles Harmer (a third generation owner) is the Union Jack flower garden, originally planted by him in 1900, to celebrate safe passage into the Twentieth century. Another feature is a fine wall mural of a Spitfire which has been incorporated into the bathroom of a ground floor apartment. Further details of the history of the house are available at Evans & Partridge.

<b>Approach</b>	Stone steps leading to pillared entrance with large panelled Adam style front doors leading through Inner Hall to main reception hall with intercom security system. Wide steps rise to the first floor (two flights).
<b>Entrance</b>	Panelled front door to:
<b>Entrance Hall</b>	High ceiling with pendant light point and coving. Pine panelled door to Bedroom 2, folding panelled door into bathroom. Wide opening into:
<b>Passage</b>	High ceiling with pendant light point and coving. Alcove providing an ideal space for dresser and power for lighting. Further alcove with book shelving and pine panelled door with glazed panel above to inner hall with study area. There is also a panelled door to Bedroom Suite 1.
<b>Hall/Study Area</b>	L shaped with built in study comprising corner roll top desk and high level double cupboard. High ceiling with pendant light point above. Velux sky light and loft hatch housing pressurised hot water cylinder. There is a vertical contemporary radiator, an open doorway to the kitchen and a pitch pine panelled door leading into:
<b>Drawing Room / Formal Dining Area</b>	A magnificent reception room featuring high ceilings and detailed coving featuring three substantial sash picture windows creating a wide bay, all with pitch pine shutters and fabulous uninterrupted views over the garden, surrounding farmland and countryside. Each window has fitted day/night blinds and attractive decorative panelling beneath. Attractive cast iron fireplace with decorative mantelpiece and visual effect fire. Floating oak media shelf with space for concealed wiring and power beneath. Wall light points.
<b>Kitchen</b>	Galley style featuring a large sash window to the side aspect providing long views toward the original gate houses for Ramridge House and countryside. Granite effect roll top work surfaces with similar upstand and an extensive range of oak effect high and low level cupboards with all base units containing soft close internal deep drawers. Five ring LPG hob with stainless steel splashback and tall Stoves extractor fan and light above. High level glazed china display cabinets with internal lights. Integrated John Lewis oven and grill with Belling combination oven above. Stainless steel 1½ bowl sink unit incorporating insinkerator with mixer tap and drainer. Space for fridge/freezer, deep broom cupboard to one side and high storage above. Further extensive shelved high level cupboards to the opposite side. Recess and plumbing for dishwasher, recess and plumbing for washing machine and space for tumble dryer, integrated fridge and freezer Utensil hooks. High ceiling with detailed coving. One cupboard conceals a wall hung LPG fired boiler. Engineered oak flooring. Plinth LED spotlights.
<b>Principal Bedroom</b>	Sash window enjoying stunning views over the grounds to parkland beyond. Central ceiling light point. Ceiling coving. Two wall light points. Telephone point. Door to deep built in wardrobe with ample hanging space. Double radiator. Further panelled door to:
<b>En Suite Shower Room</b>	White suite comprising shaped basin with sill to one. WC with concealed cistern. Mirror fronted cabinet incorporating downlighters, shaver socket and display shelves. Large tiled enclosure with mixer shower including body jets. LED downlighters. Extractor fan. Two chrome towel radiators. Sash window to rear aspect. Floor to ceiling tiling.
<b>Bedroom Two</b>	Double bedroom. Sash window to the rear aspect with beautiful views. High ceiling with coving, central ceiling light point with spotlight, display shelving. Bedhead with reading lights.

<b>Bathroom</b>	White suite comprising panelled bath with fully tiled surround, mixer tap and handheld shower attachment with overhead mount. Wash hand basin. Low level WC with concealed cistern. High and low level cupboards. Circular mirror. Tiled walls, tiled flooring. Double doors conceal a deep linen cupboard.
<b>OUTSIDE</b>	Landscaped gardens and grounds of approximately two acres.
<b>Communal Grounds</b>	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 Cedar of Lebanon and Blue Spruce. Ramridge House is approached through two gate houses via a long sweeping gravelled driveway leading to the impressive front entrance where there is ample parking for residents and visitors.
<b>Garage</b>	In block. Brick built with pitched roof and steel security 'Parador' up and over door.
<b>Services</b>	Mains electricity and water. Private communal drainage (being overhauled this year - already paid for). Central metered LPG to Ramridge House. Plusnet broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Tenure</b>	Each flat owns a share of the freehold (999 year lease begun in 1986 at a peppercorn rent) and is managed by Directors of the Ramridge House Limited.
<b>Service Charges</b>	We understand that the service charge per annum normally amounts to approximately £3,500 - please ask for details.
<b>Directions</b>	SP11 9BY
<b>Council Tax</b>	Test Valley Borough Council - Band E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

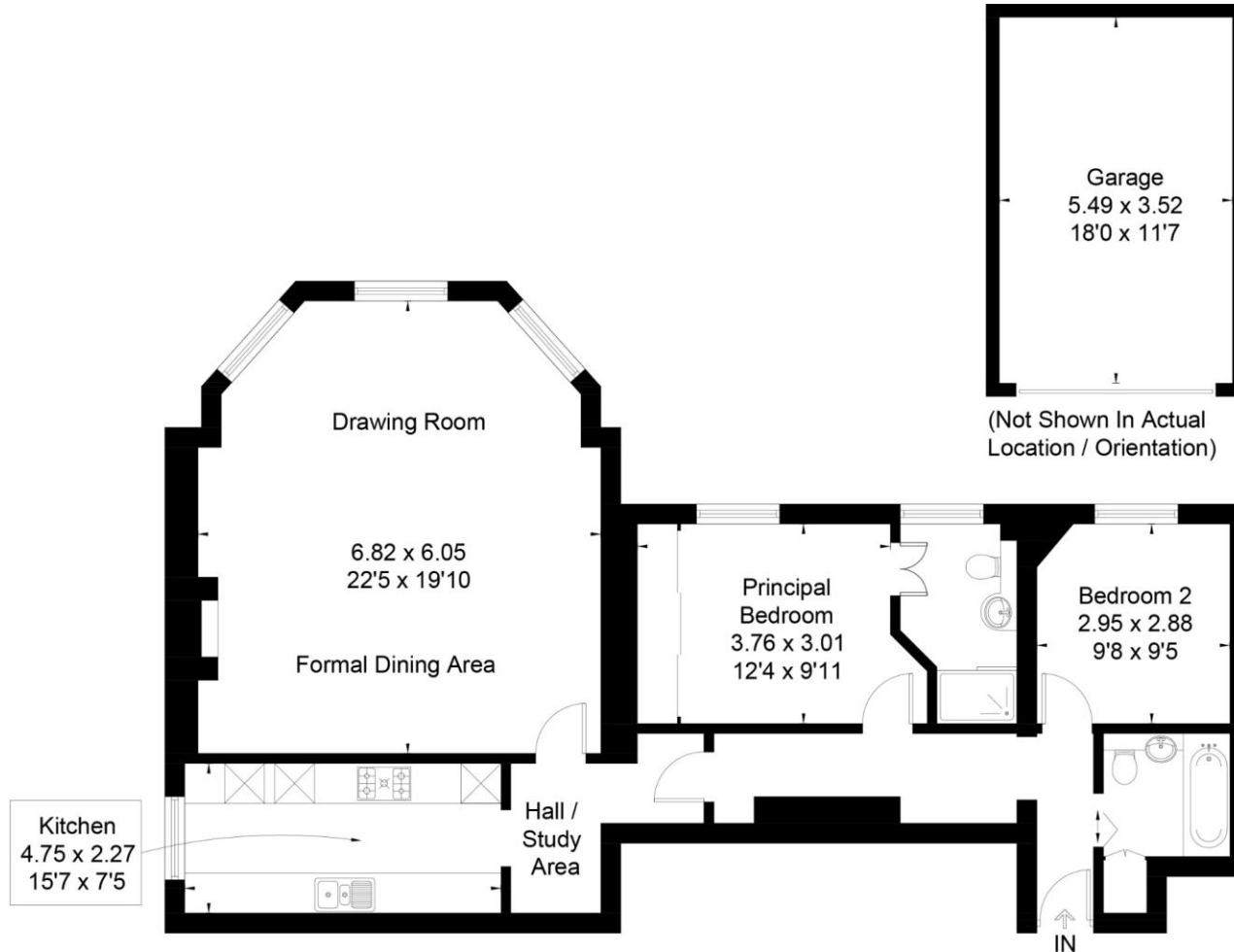
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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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Approximate Floor Area = 98.3 sq m / 1058 sq ft  
 Garage = 19.2 sq m / 207 sq ft  
 Total = 117.5 sq m / 1265 sq ft



**First Floor**



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104984

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74G	81B
55-68	D		
39-54	E		
21-38	F		
1-20	G		