



EVANS & PARTRIDGE

**PARKSIDE
RAMRIDGE PARK**















PARKSIDE, RAMRIDGE PARK, HAMPSHIRE, SP11 9BY

A FULLY MODERNISED AND EXTENDED DETACHED BUNGALOW SET WITHIN JUST OVER 1.22 ACRES OF LEVEL GROUNDS, INCLUDING LANDSCAPED GARDENS, WILD GARDEN AREAS AND A PADDOCK, ENJOYING AN ENVIABLE AND PEACEFUL RURAL SETTING WITH OUTSTANDING UNINTERRUPTED VIEWS ACROSS OPEN FARMLAND AND THE SURROUNDING COUNTRYSIDE.

**SET WELL BACK FROM THE ROAD OFF A PRIVATE ROAD
GARDENS AND GROUNDS OF ABOUT 1.22 ACRES
FULL MODERNISED 3/4 BEDROOM HOME
RANGE OF USEFUL AND VERSATILE OUTBUILDING
BEAUTIFUL RURAL VIEWS
SOLAR PV PANEL ARRAYS**

OFFERS INVITED AROUND: £1,050,000 Freehold

DESCRIPTION

A spacious and individual detached bungalow that has recently been extended and completely modernised, offering versatile and beautifully presented accommodation. The property includes an entrance hall, a triple aspect living room with a fireplace, and an open plan kitchen/breakfast room that flows into a vaulted dining area, with an adjoining utility and boot room. There is an excellent principal bedroom featuring a dressing room and en suite, along with three further bedrooms and a family bathroom. Set within the former grounds of a Georgian mansion, Ramridge House, and accessed via a private drive, the property sits in over an acre of grounds. The gardens extend from the centrally positioned home and include a paddock, stable, and a large wild garden bordering woodland, complete with a wildlife pond and a vibrant, ever-changing display of wildflowers that attract a wide variety of wildlife, particularly birds and butterflies. Its attractive rural position and open views set this home apart, providing a peaceful yet well-connected setting in which to live.

LOCATION

The property is situated within Ramridge Park, an exclusive collection of dwellings surrounded by open farmland, located midway between Weyhill and Clanville and approached via a long private drive off the Weyhill/Clanville country lane. The twenty one properties are an eclectic mixture of converted buildings and some new builds, set in the grounds of Ramridge House, a Grade II listed Georgian mansion built in 1776 and now tastefully converted into nine apartments. Weyhill, just half a mile distant, offers everyday facilities including a church, Hilliers farm shop/deli/butchers/cafe, garage/shop, restaurant and craft centre. The A303 is also within easy reach, providing excellent road access to London and the West Country. Andover is approximately two miles away and offers a comprehensive range of shopping, educational and leisure facilities as well as a main line railway station offering a fast service to Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within

ACCOMMODATION

Approach

Access off driveway. Wide sandstone paved path leading to steps that ascend beneath an attractive pegged oak framed tiled porch standing on brick plinth walls. Lantern style light. Porcelain tiled flooring and overhead LED down lighters to the front of a composite/part decorative glazed door with obscure glazed side panel leading into:

Reception Hall

LED down lighters. Oak effect flooring. Space for sideboard or bench. Oak door to living room and wide opening to inner hallway.

Inner Hallway	Two large natural light wells and LED down lighters. Loft hatch. Oak panelled doors lead to all bedrooms, bathroom, open plan kitchen/breakfast room with adjoining dining area and deep walk in broom cupboard with automatic light.
Living Room	A large light and airy triple aspect room with picture windows to the front and side aspects with glazed double doors opening onto a rear terrace. All windows provide views over the gardens, paddocks and surrounding countryside. Open fireplace with a Scandinavian contemporary log burner standing on curved polished granite hearth with coloured metro tiled splash back and floating oak display sill above. Two pendant light points. Ceiling coving. Picture rail. Air conditioning unit.
Kitchen/Breakfast Room	Open plan with adjoining dining area. Kitchen/breakfast room: 1½ bowl stainless steel sink unit with central mixer tap and drainer to one side. Stone effect work surfaces with similar upstand. A range of high and low level white cupboards and drawers including full height double fronted larder and similar full height double fronted pantry. Open fronted wine racking and deep pan drawers. Integrated Bosch oven and grill with Bosch combination oven above. Separate Bosch four ring ceramic hob with glass splash back and extractor fan with light above. Space for two tall fridge freezers. Oak effect flooring. LED down lighters. Peninsular unit, with breakfast bar to one side, pop up power points, pendant light points over, part divide the room with access to one side into dining area. Dining area: featuring a high vaulted ceiling with LED down lighters and two large Velux windows with remote control blinds to either side aspect. Aluminium framed folding glazed door onto terrace. Further glazed door to opposite terrace and full height window. Oak panelled door into:
Utility	Stainless steel sink unit with drainer and mixer tap. Water softener. Similar stone effect work surfaces and upstands. Low level cupboards and recesses for appliances, washing machine and dryer. Window with view toward the main garden. Ceramic tiled flooring. LED down lighters. Extractor fan. Oak door to cloakroom. UPVC/obscure glazed door into:
Boot Room	Space for numerous coat hooks and benches. Two deep alcoves to either side of the room. LED down lighters. A further similar obscure glazed door leads out to the rear garden where there is another oak frame porch.
Cloakroom	White suite comprising wash hand basin with corner mixer tap and tiled splash back, cupboard beneath. WC. Chrome towel radiator. Obscure glazed window. LED down lighter. Extractor fan.
Principal Bedroom Suite	Large double bedroom with decorated feature wall and a wide picture window to the front aspect affording glorious far reaching views across farmland and countryside. Air conditioning unit. LED down lighters. Loft hatch. Oak door into en suite shower room and wide opening into walk in wardrobe/dressing room: a range of built in full height wardrobe cupboards, one with mirror front. Window to rear aspect and LED down lighters.
En Suite	White suite comprising ceramic wash hand basin with mixer and mirror above set into long roll top sill with open fronted storage and cupboards beneath. Low level WC with concealed cistern to one side. Sliding door into large walk in shower with overhead and hand held attachments. LED down lighters. Extractor fan. Chrome towel radiator. Oak effect flooring and obscure glazed window.
Bedroom Two	A good sized double bedroom with wide picture window to the front aspect providing glorious country views. Large built-in wardrobes to one corner and central ceiling light point.
Bedroom Three	Further double bedroom, also with picture window, providing views to the front and large built in corner double wardrobe. Central ceiling light point.

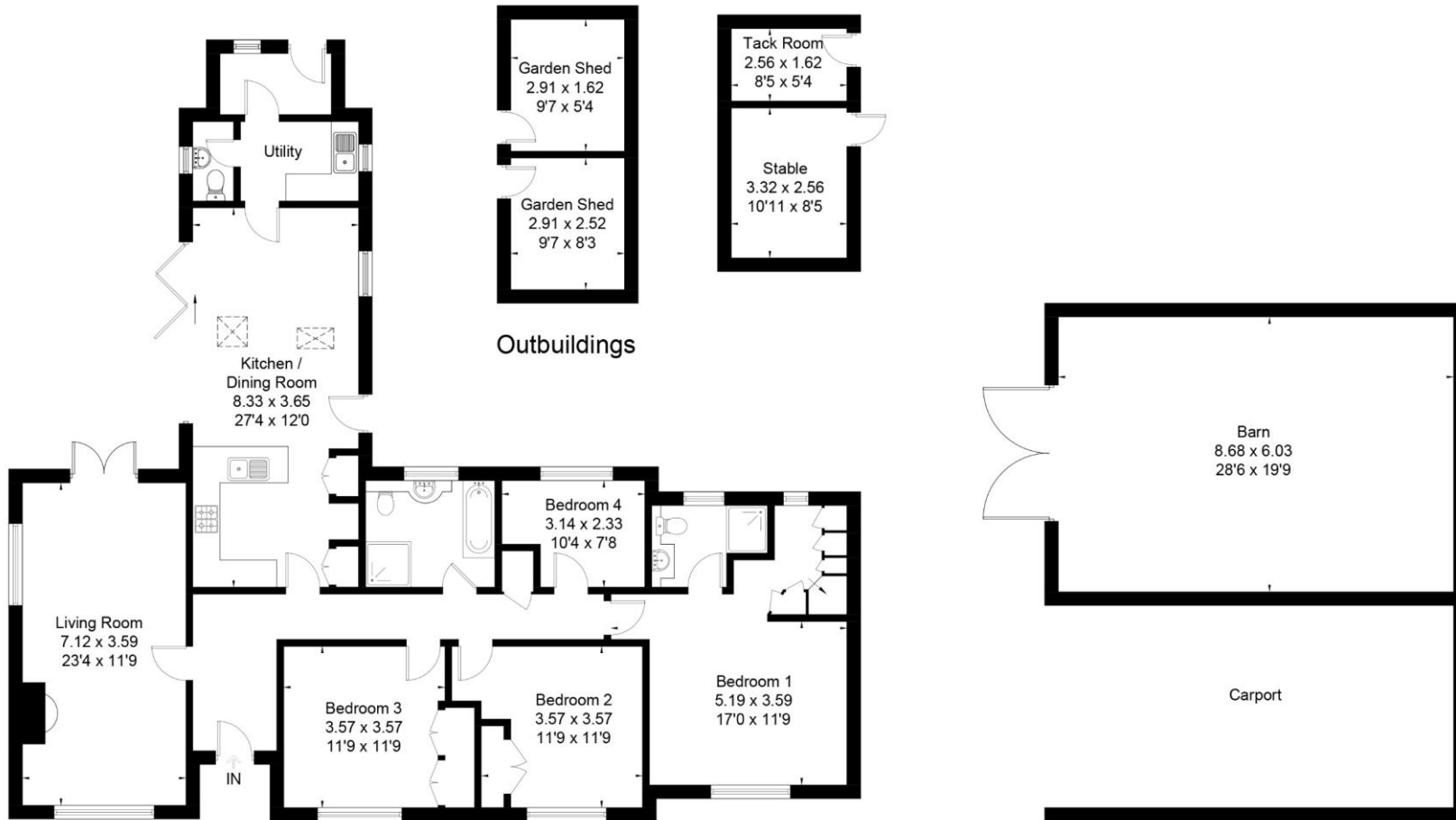
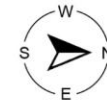
Bedroom Four/Study	A smaller L-shaped single bedroom or ideal study with plenty of power and data points. Picture window to rear aspect and LED down lighters.
Family Bathroom	White suite comprising ceramic wash hand basin with mixer tap set into long roll top sill with cupboards beneath. Low level WC with concealed cistern to one side. Panelled bath with mixer tap. Large corner shower enclosure with overhead and hand held attachments. Oak effect flooring. Chrome towel radiator. Obscure glazed window. LED down lighters. Extractor fan.
OUTSIDE	The property enjoys a secluded and tucked away position using a long private driveway that serves Ramridge House, a Georgian mansion that has been turned into apartments as well as a number of other substantial detached dwellings. Concrete approach with wide grass and flower border to five bar gate leading onto a long private concrete driveway that continues past the paddock area and on to the property and barn.
Gardens and Grounds	Surrounding the property, which sits centrally in the plot, are sandstone terraced areas, lawns, herbaceous borders and an abundance of shrubs. To the southern end of the site there is a paddock enclosed by post and rail and close boarded timber fencing with a tile capped cob wall to the remaining side boundary. To one corner there is a fence enclosed concrete yard leading to the stable; render and brick elevations beneath a corrugated roof. This comprises a loose box and adjoining store/tack room. To the northern end of the grounds there is a substantial area of wild garden with a mixture of grass and wild flowers interspersed with fruit and specimen trees, shrubs, raised cutting and vegetable beds as well as mature trees including oak, wild Cherry and Silver Birch. There is also a large central wildlife pond with surrounding rockery and stumpery. This part of the garden is enclosed by fencing and hedging plants with a woodland behind. It is important to note that from all parts of the site wonderful far reaching views are enjoyed to the east over rolling uninterrupted farmland and countryside. Two low brick built stores and former pigstyes to the rear boundary and gravelled area to the front.
Barn	A steel framed, two bay building, divided into a large covered car port with open front, timber frame and clad elevations with fluorescent strip lighting and concrete floor. The remaining larger barn is completely enclosed by timber frame and clad elevations with tall double doors from the drive, fluorescent strip lighting and concrete floor, this was built to house a holiday camper but has great potential for all sorts of useful purposes.
Services	Mains water. Private drainage. Oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 9BY
Council Tax	Test Valley Borough Council - Band E

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Tel. 01264 810702
www.evansandpartridge.co.uk

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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Gross Internal Area = 154.0 sq m / 1658 sq ft (Excludes Carport)
 Approximate Outbuildings Internal Area = 339.4 sq m / 3654 sq ft
 Approximate Total Internal Area = 493.4 sq m / 5312 sq ft



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com # 106811

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	72 C
39-54	E		
21-38	F		
1-20	G		