



6 Pond Cottages

RAMSDEAN | PETERSFIELD | GU32 1RR

BCM

Wilson | Hill

2 Bedrooms | Family Bathroom | Shower Room | Sitting Room | Large Open Plan Kitchen/Dining/Family Room | Utility Room | Cellar | Shed | Store | Parking | Garden
Within the South Downs National Park

Mileages: East Meon 2.4 miles, Petersfield 3.1 miles, Winchester 18 miles, London 58 miles



| The Property

6 Pond Cottages is a delightful semi-detached period cottage which has a brilliant, designer-lead extension to suit modern day living. A new entrance to the side of the property has created a beautiful boot/utility room and downstairs shower room.

The extension along the back of the house has transformed the downstairs with an exceptionally spacious L-shaped open plan kitchen/dining/family area whilst maintaining the period cosy

sitting room with wood burner in the original part of the house.

Previously three bedrooms, upstairs has been modified by opening up two of the bedrooms to create a very large main bedroom benefiting from the far-reaching views over the garden and beyond. From this bedroom there is access to a large boarded and carpeted eaves storage space (over the Utility Room). A smaller double bedroom and bathroom completes the first-floor accommodation.



| Location

The cottage lies in the highly regarded village of Ramsdean, about 3 miles southwest of Petersfield and is surrounded by stunning unspoiled Hampshire countryside and lies within the South Downs National Park. There are miles of meandering single track country lanes which provide options for cycling and numerous footpaths for anyone with outdoor country interests. Ramsdean, Stroud and Langrish are a close community with two halls and activities privately organised in both, a local shop in East Meon and a Village School in Langrish. There are talks and well-being activities plus Facebook pages for neighbourly information and news.

Although Ramsdean seems rural with its numerous walks and the infamous Butser Hill, part of the South Downs Way, you are quickly at Petersfield Station taking you to Waterloo Station in just over an hour.



Parking is easy in Petersfield, where there are extensive shopping facilities, independent boutiques, coffee shops and restaurants. There is a big choice of supermarkets including Waitrose, Tesco, Aldi, Lidl, an M&S Food Hall and twice weekly market.

There are schooling options both in the state and private sector locally with TPS at Petersfield (secondary), or Churcher's College, Bedales and Dunhurst/Dunannie. The A272 passes a few minutes' drive to the north of the village connecting Petersfield to Winchester and the A3 is handy at Petersfield with access to Guildford, London and the South Coast.

| Outside

Two sets of bi-folding doors from the extension open onto a generous southwest facing terrace perfect for summer entertaining and steps lead up to the garden mostly laid to lawn with a useful shed in the corner. A further larger shed to the side of the house provides additional storage and potential. The driveway provides ample parking space with steps to the pretty front garden and the original front door.



Directions to GU32 1RR

As you leave the A3 at the Winchester roundabout, take the A272 to Winchester and continue to Stroud. Take the lane on your left immediately after The Seven Stars pub – signed to Ramsdean. Continue along 'Ramsdean Road' for approximately 1.5 miles until you reach a small grass triangle. Bear right and at the T junction and immediately on your left you will see 6 Pond Cottages just set back from the road.

 **WHAT3WORDS** ///risky.gambles.hands

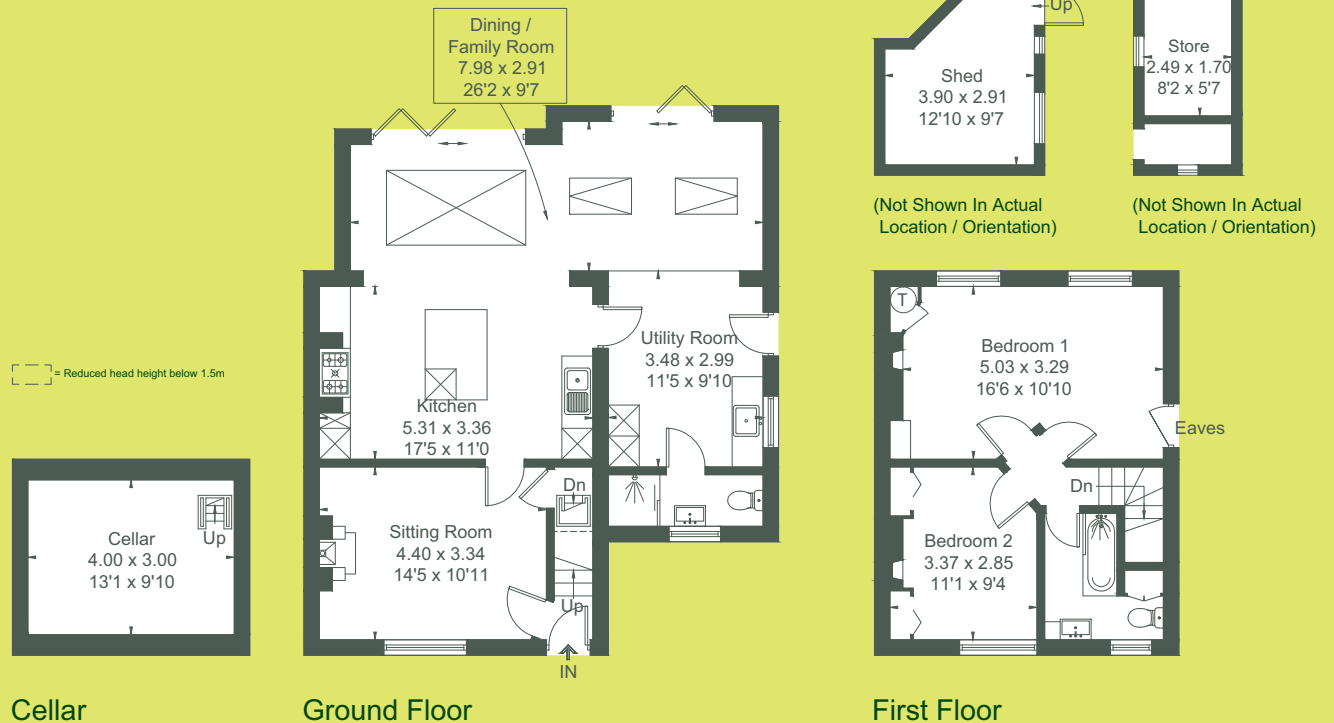


Agents Note:

- Broadband – Ultrafast Available
- Mobile phone – Good Coverage

Viewing strictly by appointment.

Approximate Floor Area = 112.5 sq m / 1211 sq ft
 Cellar = 12.0 sq m / 129 sq ft
 Store = 4.2 sq m / 45 sq ft (Excluding Shed)
 Total = 128.7 sq m / 1385 sq ft



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 #62467

Services: Mains water, electricity, and private drainage.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band E. **EPC:** F27.

Details dated January 2024, photographs dated Summer 2023 and January 2024

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

