



FROG LANE, ROTHERWICK, RG27
£5,500 per month*

Carter Jonas

FROG LANE, ROTHERWICK, HOOK, HAMPSHIRE, RG27 9BE

- 3/4 Reception rooms
- 5/6 Bedrooms
- 4 Bathrooms
- Kitchen
- Utility room
- Separate 2 room annexe
- Large Hanger
- Helipad

THE PROPERTY

A substantial detached period house retaining a lot of character yet with a contemporary layout and fixtures and fittings. The main drawing room is superb, with an open fire place, a wealth of beams and vaulted ceiling. There is a mezzanine study or snug above it and a lovely dining room behind. The kitchen is very well fitted with bespoke eye and base level units, a large fridge freezer, dishwasher, induction hob, cooker and microwave and there is a utility room off it with washing machine, tumble dryer, more useful units and the boiler.

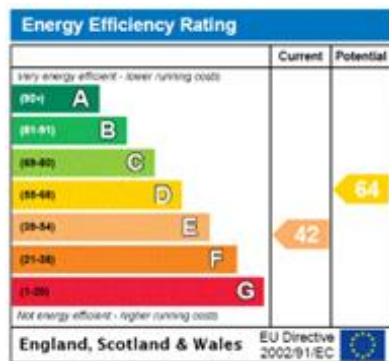
There are 6 bedrooms, 4 grouped together, the main bedroom with ensuite shower room, 2 further double bedrooms (1 of which could be an additional reception room if required) and a child's bedroom or study with built in furniture. There is a further double bedroom on the first floor with built in wardrobes and an ensuite bathroom and the sixth is accessed from the drawing room, another double with an ensuite shower room. The guest cloakroom with its crushed marble polished walls is stunning.

OUTSIDE

The house is in lovely gardens with a more formal, courtyard style garden behind the house and a large lawned garden to the side with helipad and large hanger suitable for a variety of uses. There is a gravel drive with plenty of parking and a two room office building.

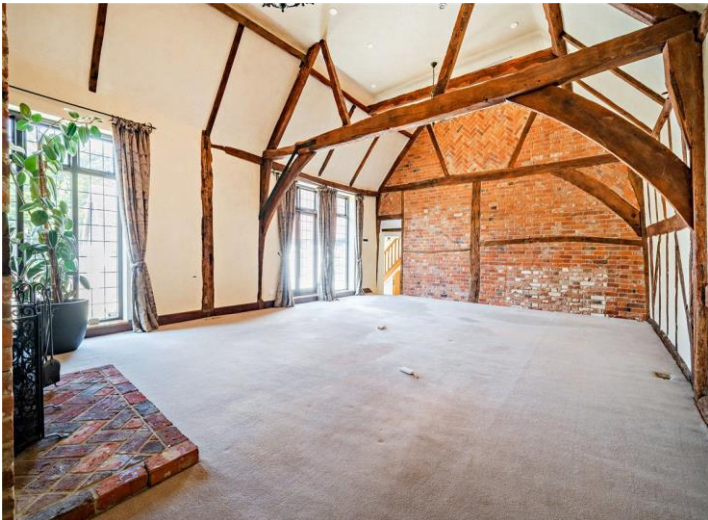
A spacious 6 bedroom period house in lovely gardens with a separate 2 room annexe, large hanger / barn and a helipad (33 mins approx. to Battersea) within easy reach of Cheam and Daneshill Schools.



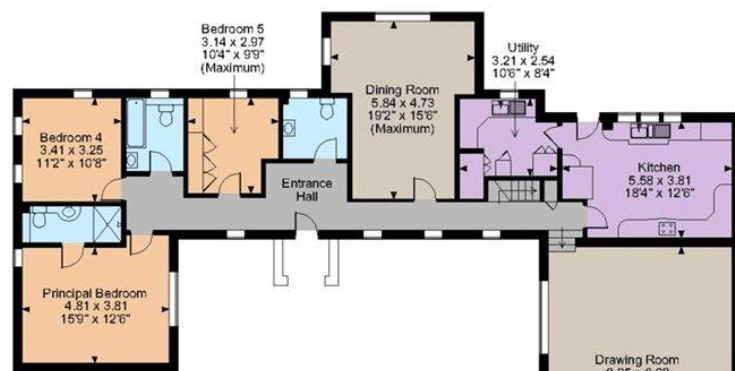


ADDITIONAL INFORMATION

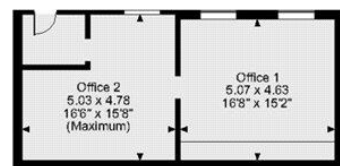
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Hart District Council - Council Tax Band G
Holding Deposit	Equivalent to 1 week's rent £1,269
Deposit	Equivalent of 6 week's rent @ £5,500 pcm = £7,615



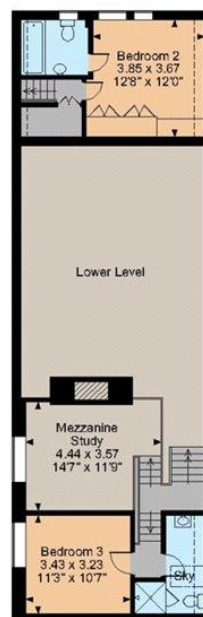
Main House internal area 3,015 sq ft (280 sq m)
Office Building internal area 519 sq ft (48 sq m)
Barn internal area 907 sq ft (84 sq m)



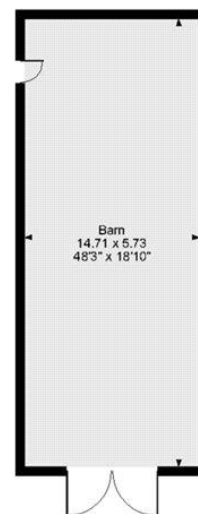
Ground Floor



Office Building



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8555661/DGO



T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ
E: winchester-residentiallettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.