



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

**Carter Jonas**

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# **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.

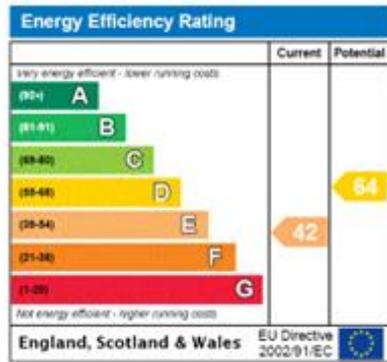
There are 6 bedrooms, 4 grouped together, the main bedroom with ensuite shower room, 2 further double bedrooms (1 of which could be an additional reception room if required) and a child's bedroom or study with built in furniture. There is a further double bedroom on the first floor with built in wardrobes 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)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**T: 01962 876838**

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: [winchester-residentiallettings@carterjonas.co.uk](mailto:winchester-residentiallettings@carterjonas.co.uk)



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