

# PRESS RELEASE

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## SHARE THE SECRETS OF WATERSHIP DOWN



Were you one of those enthralled by the story of Watership Down, whether the book, the original animation, or the new one shown over Christmas just gone?

Many people think it an imaginary place but in fact it's an area of rural tranquillity in the north Hampshire downland, ready to share its secrets with the next tenants of Ridgeway Farmhouse, a luxurious Victorian gem in a small enclave of properties.

The Farmhouse is set at the rear of the farm, where it enjoys a southerly-facing garden and four acres of land along with two stables and three storage rooms. But perhaps the most valuable feature, apart from the house itself, is the self-contained one double bedroom annexe which has its own kitchen, sitting room, and bathroom and connects via a lobby door to the ground floor of the main house.

Although Victorian in origin, with splendid brick and flint facades featuring interesting gables and crowned by the ornate chimneys so favoured by architects of the period, the house has been modernised to make the most of its flexible and highly practical accommodation.

The focal point of the living space is the drawing room with its warming open fireplace; there's a similar fireplace in the sitting room / snug, where French doors in a bay open onto the garden. The house also has a study, cloakroom, and L-shaped kitchen / dining room with supplementary work space in the adjoining boot room.

On the first floor is a generous master suite with wardrobes to one wall, walk-in storage, and a bathroom. A second bathroom and further shower room serve the other four double bedrooms.

Ridgeway Farmhouse is close to the towns of Kingsclere and Whitchurch, both with good local facilities and the latter a mainline station with fast trains to Waterloo, while the nearby junction at Litchfield gives access onto the A34 towards nearby Newbury and south to Winchester and the A303/M3.

Monthly rent is £4,350 (EPC Band E). For more details, contact BCM Rural Property Specialists on 01962 763900.

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