



**Ian Anthony**  
The Estate Agents



## Rose Hill House, Pygons Hill Lane

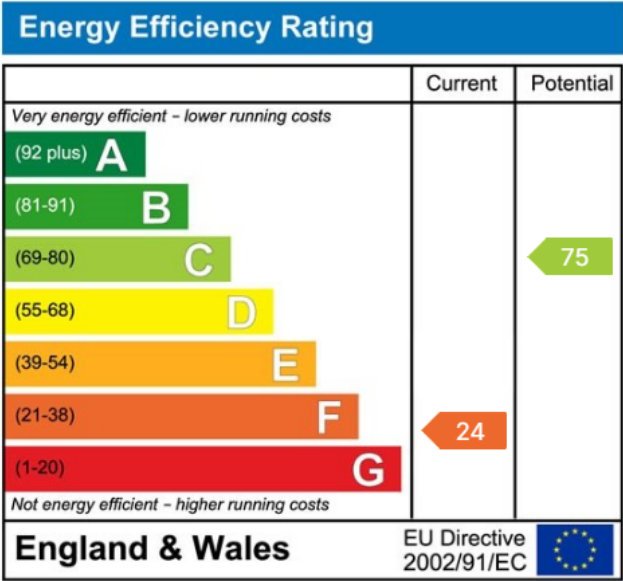
Guide Price £1,100,000

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- SUBSTANTIAL PERIOD RESIDENCE
- 3 RECEPTION ROOMS, STUNNING KITCHEN
- MASTER BEDROOM WITH DRESSING ROOM
- 5 FURTHER BEDROOMS, BATHROOM, WC
- UTILITY, WET ROOM, BOOT ROOM, PANTRY
- OUTBUILDINGS & SWIMMING POOL
- SECOND FLOOR APARTMENT
- WONDERFUL GARDENS & WOODLAND AREA
- CHARM AND CHARACTER THROUGHOUT
- SOUGHT AFTER RURAL LOCATION

Steeped in history, in a truly idyllic setting, 'Rose Hill House' is a charming Grade II listed period residence set in a beautiful plot of approx. 3.60 acres bordered by stunning countryside and farmland, complemented by having a lovely rural setting in one of the most desirable locations yet convenient for all the major transport links. The site offers a GREAT OPPORTUNITY to further develop an outstanding country residence in one of the areas' most coveted country lanes. With a large circular driveway, extensive gardens, outbuildings comprising three generous sized offices, large outdoor swimming pool, walled back garden and large woodland area the sale itself offers a rare opportunity to acquire an individual home of immense character with gated access that would suit a variety of lifestyles and requirements.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.