



CONTEMPORARY MASTERPIECE

THERE HAS PROBABLY BEEN NOTHING QUITE LIKE THIS FABULOUS NEWLY-BUILT, INDIVIDUAL HOME ON THE MARKET FOR SOME TIME. SOCIETY GOES THROUGH THE KEYHOLE AT ROEGATE, AN EXQUISITE PROPERTY THAT IS TURNING HEADS

Quite simply, Roegate is the dream find home for anyone who prefers a contemporary outlook to how to live their lives.

Set in 13 acres of gorgeous Hampshire countryside at East Wellow, the home has taken the best of today's contemporary design to establish what must certainly become one of the more talked about property opportunities of the decade in the county.

Situated at the end of a private 1km country lane within beautiful woodlands and paddocks, Roegate is one of the most eagerly awaited projects undertaken by well renowned local builders Rymill

Developments, a name synonymous with quality.

This landmark house offers a stylish and wholly unique design set within formal gardens, substantial paddocks and a sylvan backdrop.

The luxurious interior includes an impressive bespoke walnut, glass and steel staircase within the atrium, an Intuo designer kitchen and beautiful Porcelanosa bathrooms to each of the five bedrooms which enjoy panoramic countryside views.

The accommodation is both extensive and gloriously bright with full height anodised aluminium "lift and slide" windows to many of the rooms and incorporates a stunning

entertainment complex comprising an elaborate indoor pool, steam room, gym and media room and offers versatility to accommodate a self contained annex if required.

Complementing this wholly striking décor and design, Roegate has been constructed with the most energy efficient features in mind, heated via an air source heat pump and photovoltaic solar panels, offering an eco digestive purification system and digitally controlled lighting system.

Other conveniences of modern living include integrated audio and video network, a modern woodburning stove in the sitting room and gorgeous kitchen fully fitted with a



range of integrated Miele appliances.

The entrance atrium is magnificent, with full height windows to the front and a backdrop of stone walling and the most impressive bespoke walnut staircase with steel fittings and glass balustrading.

The ground floor enjoys under floor heating and the kitchen, also in contemporary walnut with granite worktops is beautifully designed with full glazing to the front and side and steps up to the dining venue.

The rooms flow in an open plan styling and the modern elegance of the sitting room is breathtaking, centred upon the oversized sliding patio doors overlooking the formal gardens and paddocks. There is a stylish modern woodburning stove and TV viewing area.

A snug and study offer additional reception space and an inner hall leads to the exquisite pool room, sauna and shower room. Additionally there are two further reception rooms and an en suite providing the opportunity to create an annex area or gym and media room.

On the first floor, there are five well sized bedrooms, each with striking ensuite facilities comprising Porcelanosa sanitary



ware and tiles. The master suite is a magnificent feature with sliding doors to the wrap around terrace, a vast dressing room with bespoke joinery to include extensive wardrobe and shoe storage, along with an elegant ensuite bathroom.

The country lane is a pleasant drive through attractive woodland and Lakeland and culminates at a large turning area fronting the house and triple garaging. The gardens

accommodate every desire with a wildlife pond, meadow land, light woodland, vast open paddocks and striking formal gardens and terrace. The grounds extend to 13 acres.

Asking price: £2.7m

The property is on the market with Charles Powell estate agents.

T: 01794 322999

E: infor@charles-powell.co.uk