

## WHITEWATER COTTAGE

We are in the process of purchasing Whitewater Cottage on Hook Road, North Warnborough RG29 1ET,

The Title Plan shows a large part of the land marked in red and it is unclear what this means. Our solicitors have advised that there may be a restriction to build on this land, despite the current house having been extended in 1974 (marked), and have recommended we seek confirmation that we can build, should this be a wish of ours during our ownership.

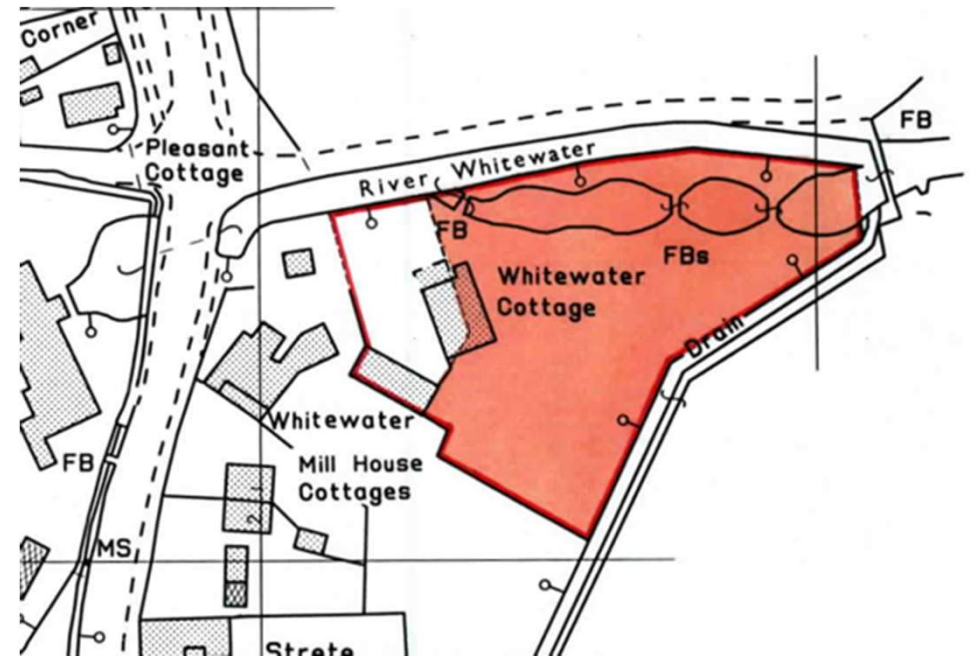
As we plan to live in this home for the next 40+ years, it is important to know what is or is not possible before we exchange contracts, as it is our hope that we can extend the narrow kitchen & diner at the rear. We would also like to rectify the roof construction, but again, would like advice of what is possible and what precautions to take if necessary.

I have drawn up plans showing possible but not final examples of what we would like to do, each one depending on whether we can rectify the roof construction.

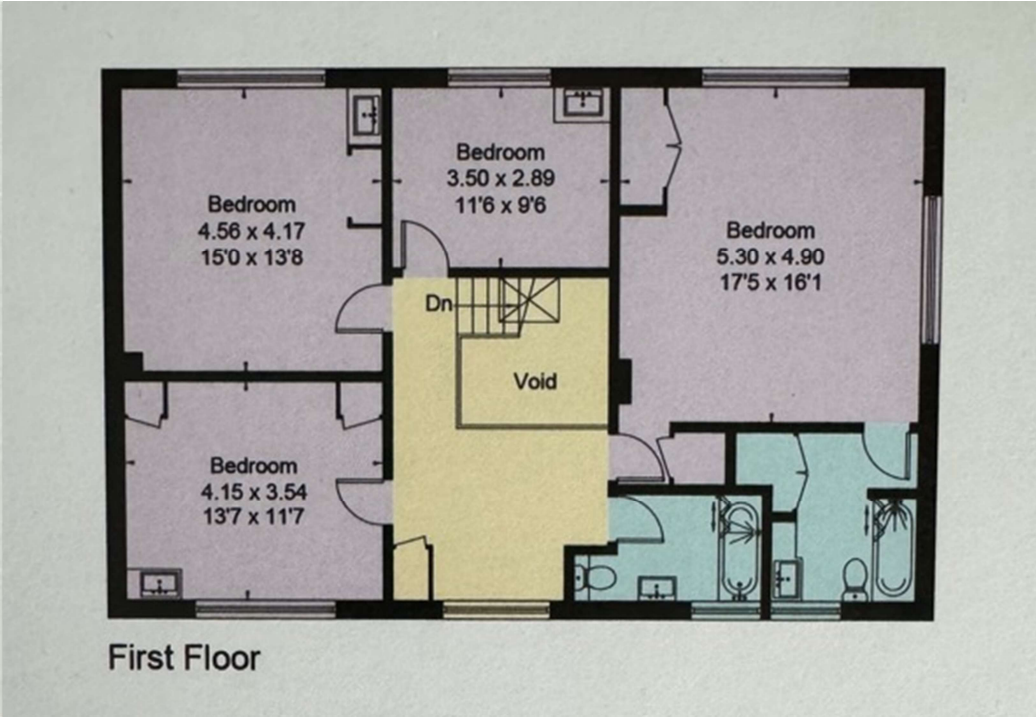
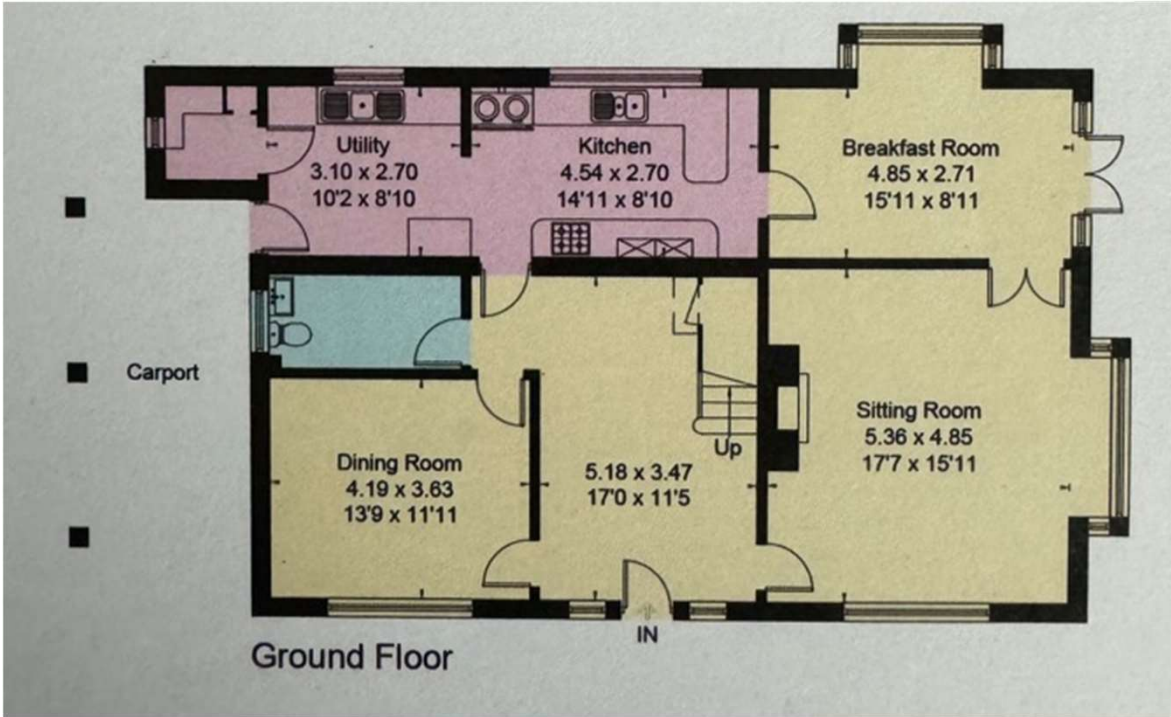
Upon seeking advice from Hart District Council by phone, I was advised that a pre-application would be the best route to obtain confirmation on what is possible before we exchange. We will not exchange contracts before we receive feedback and confirmation from yourselves. .

We look forward to hearing from you,

Francesca & Philipp Schuster



WHITEWATER COTTAGE – Current Floorplans



## POTENTIAL EXTENSION – OPTION ONE

Proposed double height extension, extending approximately 2 metres across the back of house.

This would maintain the current roof design of pitched at the front and flat across the remaining house (as per current).

Extending only the ground floor would result in 3 roof heights unless the roof can be adjusted (see option 2), hence the proposal to extend double height.

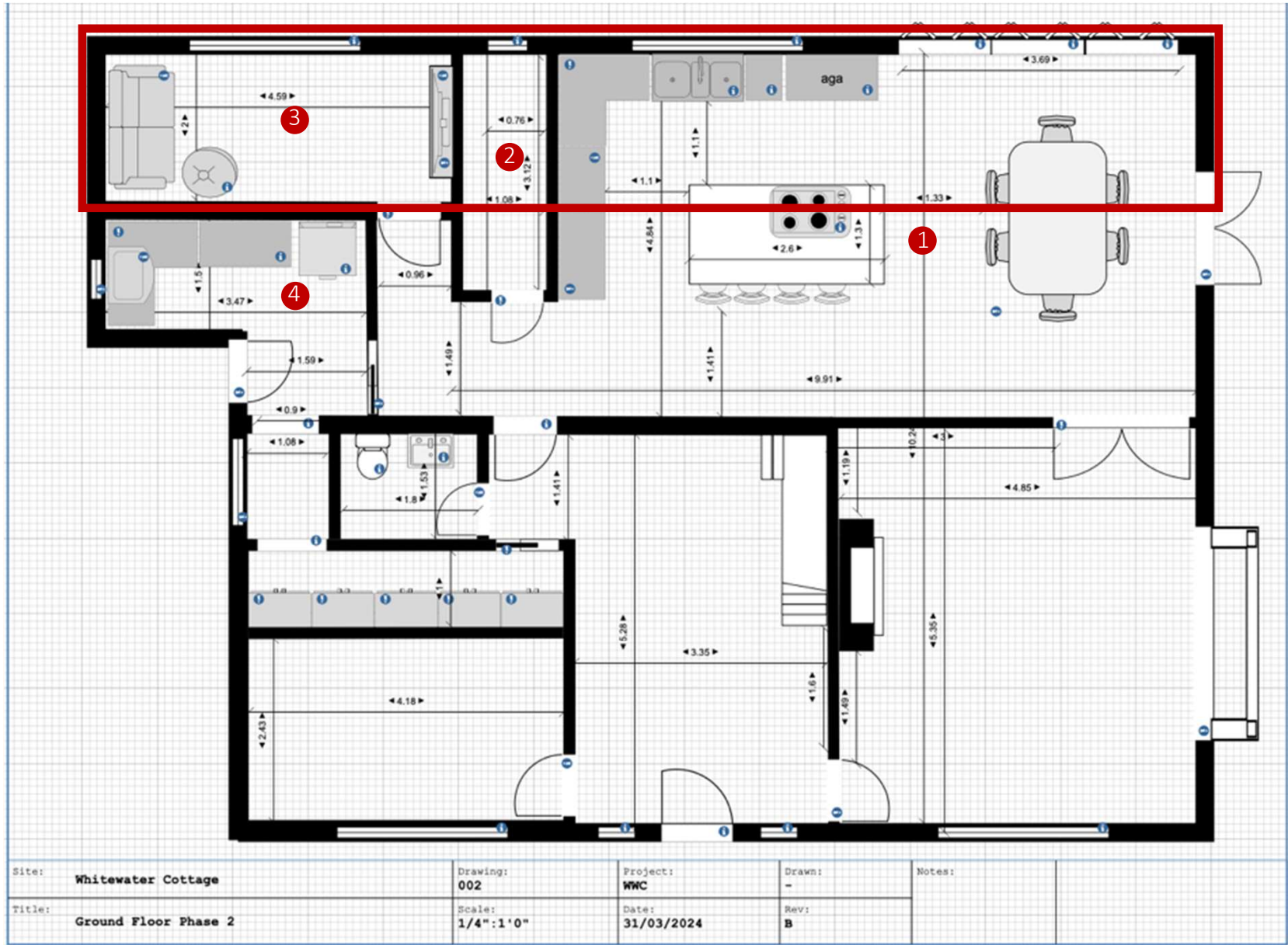


# OPTION ONE - GROUND



EXTENSION – APPROX 2m

- 1 LARGER OPEN PLAN KITCHEN/DINER
- 2 PANTRY
- 3 SNUG
- 4 CLOSED OFF UTILITY





### POTENTIAL EXTENSION – OPTION TWO

Proposed single height extension at rear, extending approximately 2 metres across the back of house.

Extension up and reconstruction of roof into standard pitched, with playroom and bedroom 4.

This will correct the roof design, and limit rear extension.



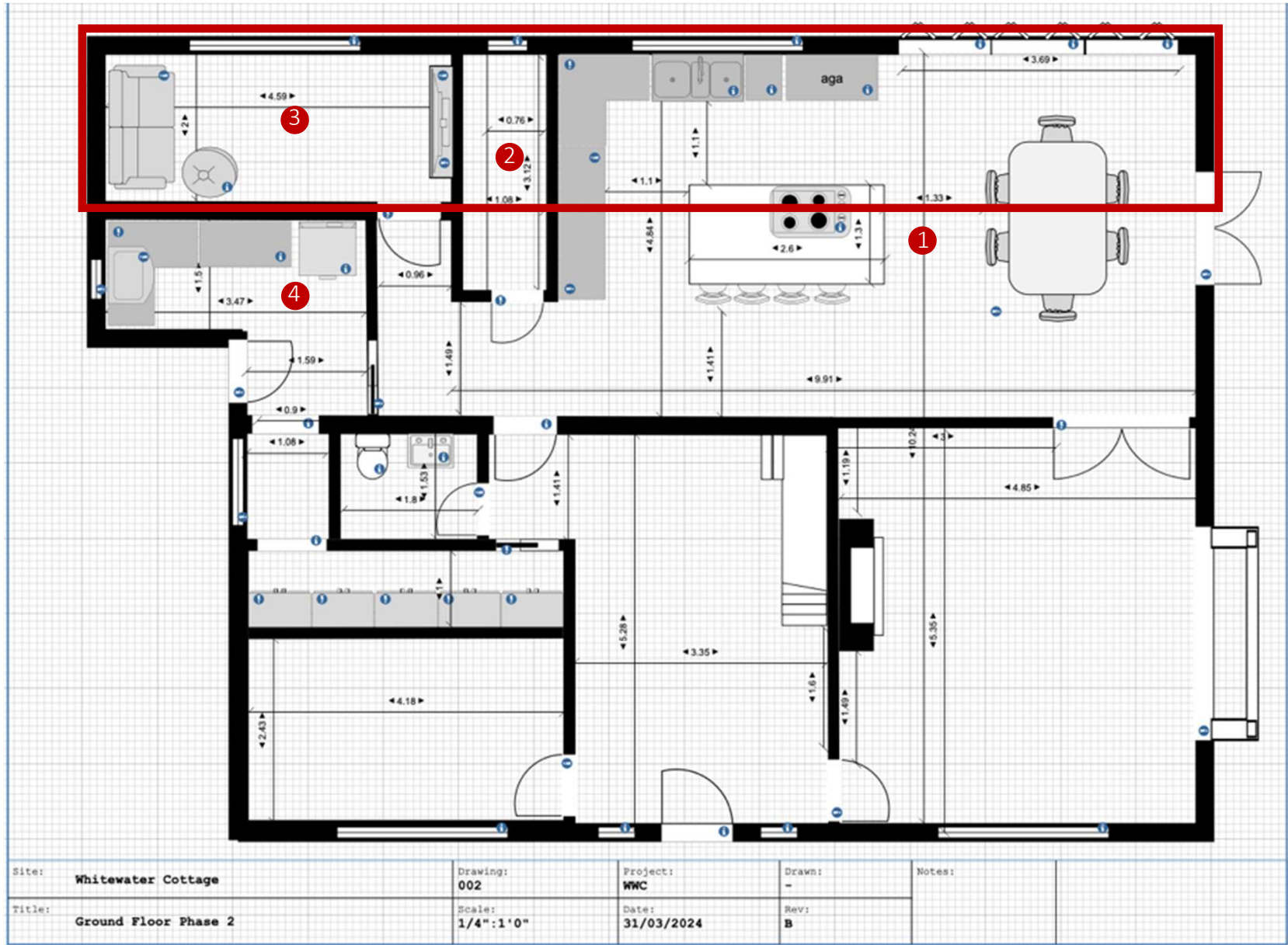
# OPTION TWO - GROUND



EXTENSION – APPROX 2m

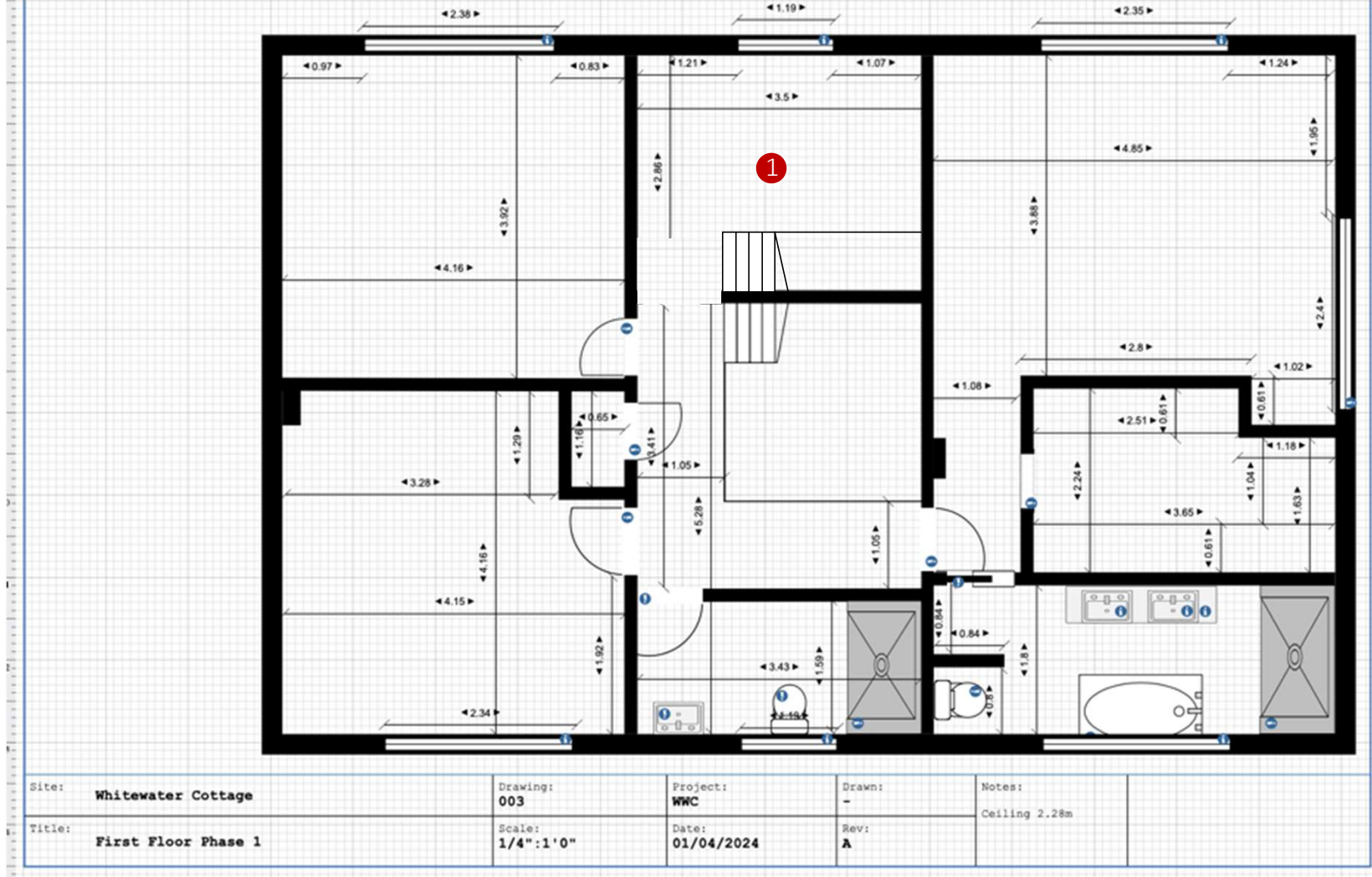
- 1 LARGER OPEN PLAN KITCHEN/DINER
- 2 PANTRY
- 3 SNUG/PLAYROOM
- 4 CLOSED OFF UTILITY

SAME AS OPTION ONE.



# OPTION TWO – FIRST FLOOR

1 EXISTING BEDROOM 4 LIKELY TO BECOME LANDING AND STAIRWAY TO LOFT





# OPTION TWO - LOFT

----- EVES STORAGE (VERY REDUCED HEIGHT)

----- REDUCED HEIGHT

□ VELUX WINDOWS (IN LINE WITH WINDOWS ON FLOOR 1)

- ① BEDROOM 4
- ② BATHROOM
- ③ PLAYROOM
- ④ LANDING

