



**Old Cole Farm,  
Cole Henley**





## Attractive 18th century farmhouse in a beautiful rural setting.



## Situation.

Whitchurch 1.5 miles, Newbury 11 miles, Basingstoke 15 miles, Winchester 16 miles, A34 1.5 miles, M3(J7) 9 miles, London Waterloo from Whitchurch station from 63 minutes. All distances and times are approximate.

Old Cole Farm is located in a wonderful setting in the pretty hamlet of Cole Henley, surrounded by countryside and Watership Down nearby. Everyday facilities can be found in Whitchurch, including shops, public houses, restaurants and schools. The major towns of Newbury, Basingstoke and Winchester are easily accessible providing more extensive facilities. Despite its rural setting, communications are first-class, with Whitchurch Station being within 1.5 miles providing regular and fast services to London Waterloo and the south west. The A34, within two miles, providing links to the motorway network.





Services: Mains water and electricity. Oil fired heating. Private drainage.

**Postcode: RG28 7QD**

Exit the A34 signposted Whitechurch, continue into the centre and take the old A34 north to Dunley. On leaving Whitechurch, take the 2nd right, signposted Kingsclere. Continue for approximately one mile. Upon entering Cole Henley, Old Cole Farm can be found on your right.



**Old Cole Farm.**

A charming Grade II listed former farmhouse, originating from the early 18th Century, with many period features including exposed timber framing and sash windows. The dual aspect sitting room, with open fireplace, enjoys fine views over the adjoining countryside. The dining room has an Inglenook fireplace and leads through to the kitchen. Completing the ground floor is a study and cloakroom. An oak staircase leads to the first floor, with the principal bedroom having exposed timber framing a walk-in cupboard and small dressing room. There is a further bedroom and a useful box room/bedroom 3, all served by the family bathroom.

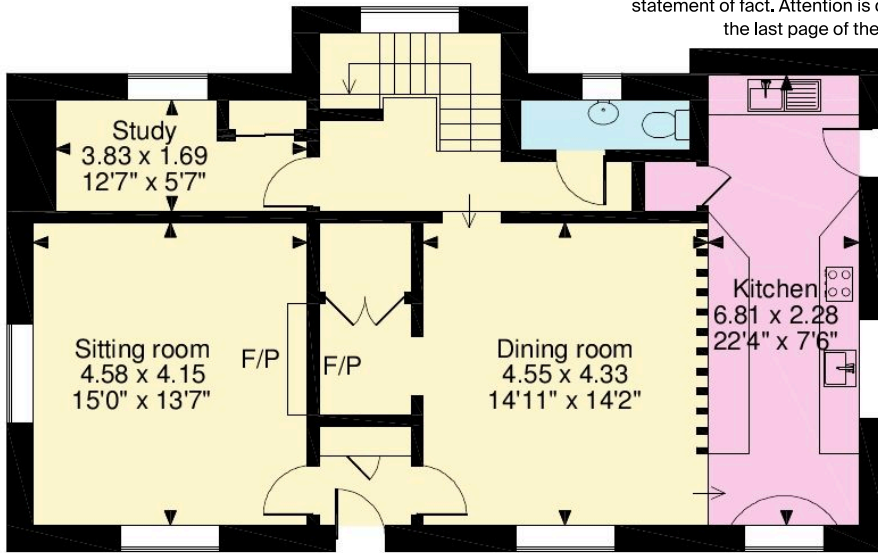
The property is approached over a gravel driveway with parking. To the front is an area of level lawn, interspersed with various mature trees and shrubs and enclosed by a brick and flint wall. There is a paved terrace and further areas of lawn, enclosed by mainly brick and flint walls, together with a summerhouse and a well. There is a former manege, three loose boxes and a tack room.

Planning Permission was granted in September 2018 for a rear dormer extension to convert store to bedroom; existing flat roof dormer to bathroom to be converted to gabled dormer and associated internal alterations (BDBC Planning No 18/01998/HSE). Planning permission (now lapsed) was granted in September 2005(BDB/61433) to remodel and enlarge a two storey side extension.

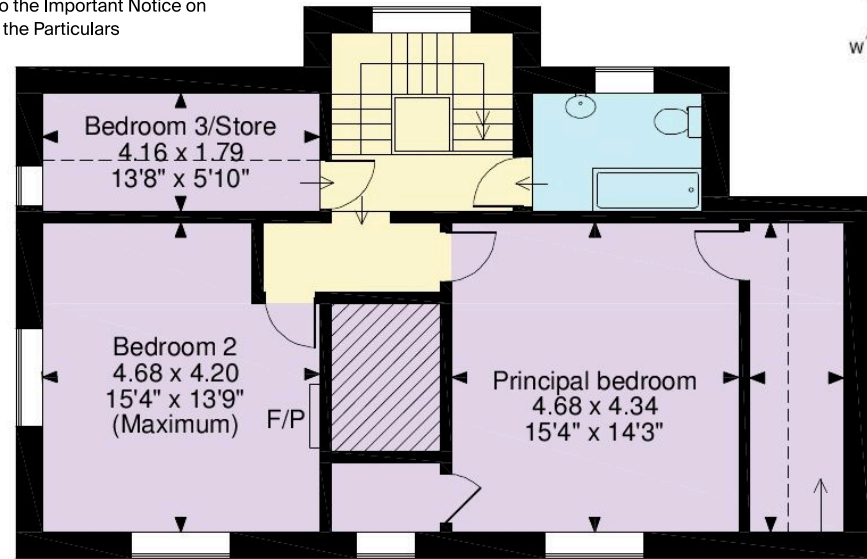
**Approximate Gross Internal Floor Area**

150 sq m/1,619 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

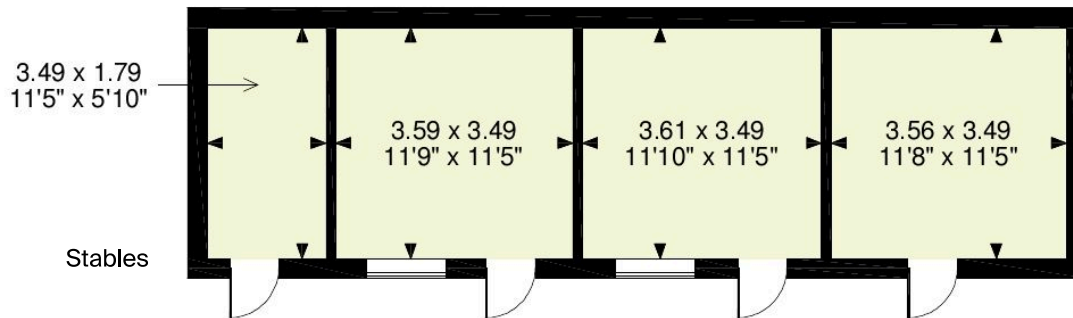


**GROUND FLOOR**

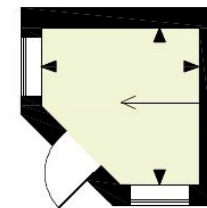


**FIRST FLOOR**

Dressing room/Store  
4.68 x 1.42  
15'4" x 4'8"



**Stables**



Summer house  
2.39 x 2.38  
7'10" x 7'10"

Knight Frank  
Basingstoke  
Matrix House  
Basing View  
Basingstoke RG21 4FF

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2020. Photographs and videos dated September 2020.

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