



Ashe Warren Farmhouse

Ashe Warren, Hampshire

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An attractive period farmhouse offering excellent family accommodation in an area of Outstanding Natural Beauty.

Overton 2.5 miles, Basingstoke 8 miles, Winchester 17 miles, London 55 miles
M3 (Junction 7) 6.5 miles, London Waterloo via Overton from 58 minutes
(All distances and times are approximate)

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room
Utility room | Cloakroom

Principal bedroom with adjoining bathroom and dressing room | 5/6 further bedrooms
Family bathroom | Shower

Triple garage with adjoining 30 x 29 games room
Stable yard with 3 loose boxes and hay/feed store

Hard tennis court | Mature garden | pastureland

In all approximately 4.25 acres



Basingstoke

Matrix House, Basing View
Basingstoke, RG21 4FF

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Situation

Ashe Warren Farmhouse is situated within the small hamlet of Ashe Warren, in an area of Outstanding Natural Beauty being part of the North Wessex Downs area. The property is surrounded by undulating Hampshire countryside with numerous public footpaths and bridle ways. The nearby village of Overton has an excellent array of local shopping facilities as well as doctors surgery and mainline station to London Waterloo. The regional centres of Basingstoke, Winchester and Newbury are all easily accessible and provide extensive shopping, recreational and leisure facilities. There are excellent schools within the area including a primary school at Overton, as well as preparatory schools including Cheam, Elstree, Horris Hill and Daneshill, to name but a few.

Ashe Warren Farmhouse

Ashe Warren Farmhouse is an attractive period country house which is thought to date from the late 1800s with more recent additions and is locally listed. The farmhouse has been within the same ownership for over 30 years and would therefore benefit from some updating. The accommodation comprises well proportioned reception rooms with a good size kitchen. To the first floor is the main bedroom suite with bathroom and dressing room and six further bedrooms served by shower and family bathroom.





Please refer to the floorplans for the remainder of the accommodation.

Adjacent to the drive is the triple garage, adjoining which is the games room with a corner fireplace and a WC and would benefit from some upgrading. Beyond the garage is the stable yard with three loose boxes and a hay/feed store and direct access out to the pastureland.

Garden and grounds

The house sits well within its mature garden, with areas of lawn enclosed by mature hedging. To the far end of the garden is a tennis court with adjacent summerhouse. The property is approached off a single track country lane via a 5 bar gate which opens to an extensive parking area. To the north is an area of pastureland.

Services

Mains electricity, septic tank drainage, oil fired heating. Water is currently via a private supply, an application has been made to connect to the mains. Internet 70 megabits.

Directions (RG25 3AW)

Local authority

Basingstoke & Deane Borough Council

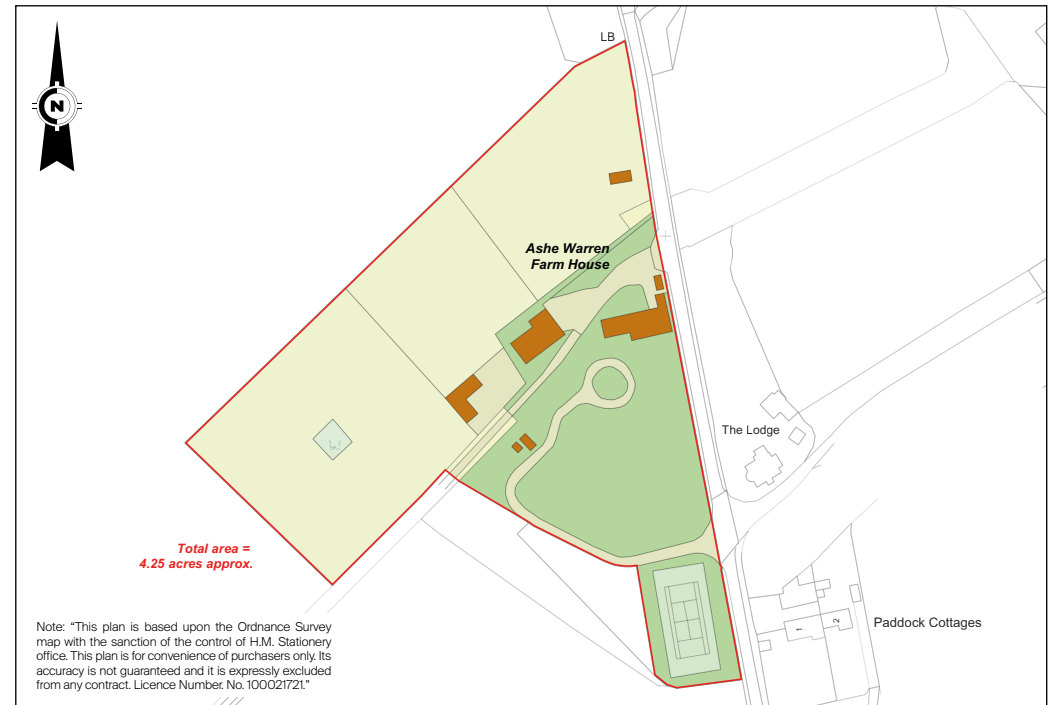


Council Tax

Band G

EPC

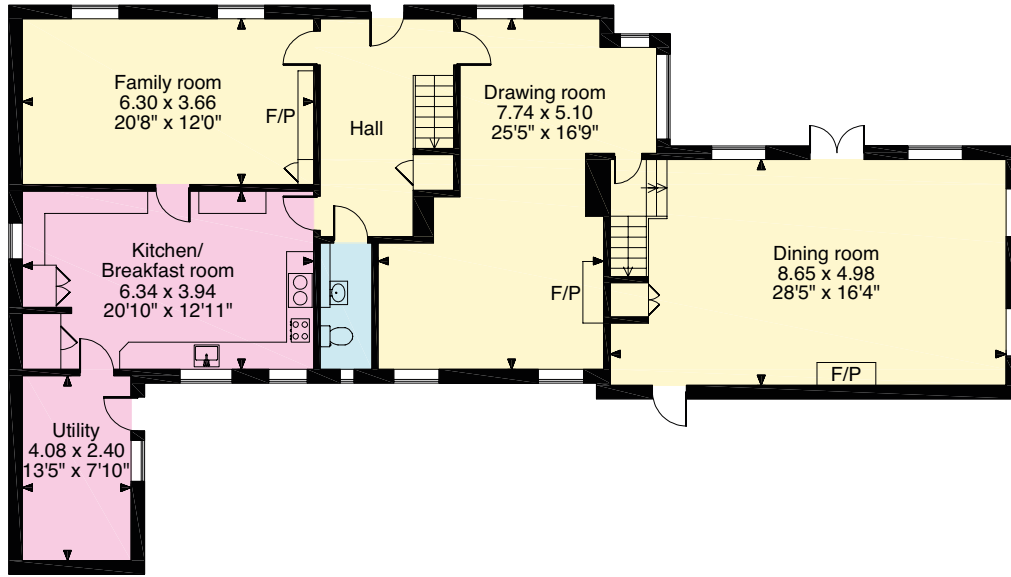
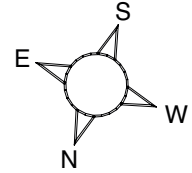
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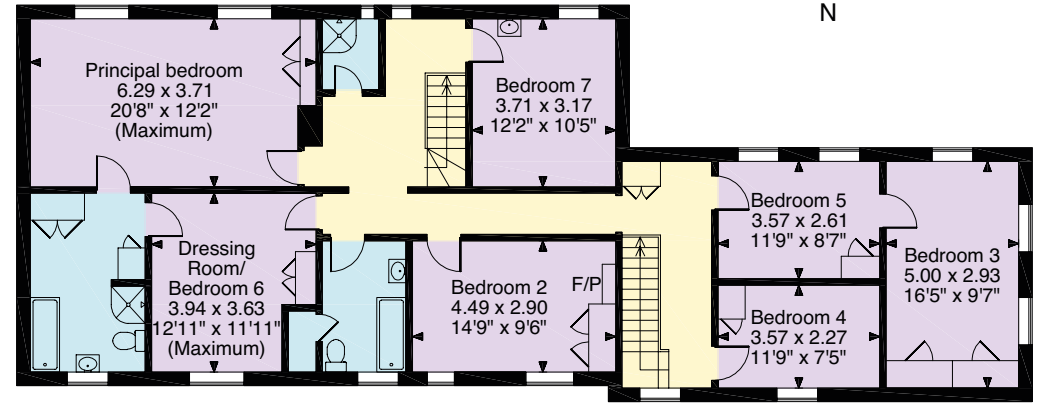
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Main House = 300sq.m (3,227sq.ft)
Garage = 147sq.m (1,585sq.ft)
Pump House = 8sq.m (87sq.ft)

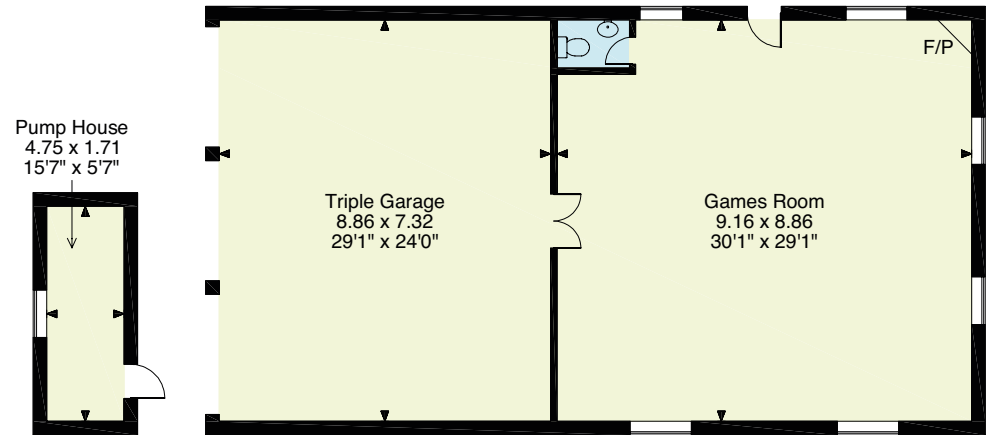
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



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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