



Galley Lane Farm, Headley, Hampshire



An immaculately presented, five bedroom family home with outbuildings and land that offers the most **wonderful rural lifestyle** and within $\frac{1}{2}$ mile of Cheam School.

Summary of accommodation

Entrance hallway | Dining room | Sitting room | Study | Kitchen/breakfast room | Larder | Snug | Family room
Cloakroom/WC | Boot room

Principal bedroom with dressing room and en suite shower room | Guest bedroom with en suite shower room | Three further bedrooms | Family bathroom | Family shower room

Detached barn: Covered parking | Gym | One bedroom, self-contained accommodation

Stable block: Four loose boxes | Tack room

Private gated driveway | Extensive private parking | Formal garden | Tennis court area | Orchard | Paddocks

Gross internal floor area (approx.): House: 333.5 sq m / 3590 sq ft

Barn: 155.9 sq m / 1678 sq ft

In all about 3.3 acres (1.3 Ha)



Knight Frank North Hampshire
Matrix House, Basing View
Basingstoke
RG21 4FF
knightfrank.co.uk

Christopher Bailey
01256 809303
christopher.bailey@knightfrank.com

Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford
RG17 0NF
knightfrank.co.uk

Mark Potter
01488 682726
mark.potter@knightfrank.com



Situation

Galley Lane Farm is located in an attractive rural setting on the edge of the village of Headley. The garden and grounds are significant and offer a high degree of privacy. Headley is a small rural community, within which is a local shop and post office. Day-to-day amenities can be found in the neighbouring village of Kingsclere and more extensive facilities in the major commercial centres of Basingstoke, Newbury or Reading.

The property is less than half a mile from Cheam school and there are many other excellent independent schools in the area, including Bradfield, St Gabriel's, Elstree, Downe House, Horris Hill and Thorngrove.

Communications are first class, with fast and regular rail services to London Waterloo from Basingstoke and to London Paddington from Newbury. The M3, M4 and A34 provide fast road access to London, the South Coast, West Country and the Midlands.

Distances

Newbury 6 miles, Basingstoke 11 miles, Kingsclere 3 miles
Reading 17 miles, M3 (Junction 6) 12 miles, M4 (Junction 13) 12 miles
London Paddington via Newbury Station from 50 minutes, London Waterloo via Basingstoke Station from 45 minutes
(All distances and times are approximate)

The property

Galley Lane Farm is a lovely country home that has been thoughtfully improved and extended by the current family while retaining the charm and character of the original farmhouse. The quality of finish and attention to detail is outstanding, both inside and within the gardens and extensive grounds, and the carefully considered layout flows wonderfully well for modern family life. The gardens and grounds are particularly spacious, offering significant privacy and seclusion for a family to enjoy. Along the perimeter hedge are some magnificent oak trees and near the tennis court area is an orchard of apple, cherry and pear trees.

First impressions are striking and wrought iron, electric gates open onto a spacious Cotswold gravel driveway which opens to a large courtyard. The main house sits in landscaped, low maintenance gardens and adjacent is a detached barn with covered parking and impressive secondary accommodation and leisure space. The front door leads into a large, bright hallway, off which are the main reception rooms. The dining room is ideal for entertaining, and opposite this is the WC/cloakroom. The warm and inviting sitting room has a wood burner and leads through to a study which offers privacy for home working. A door from the sitting room leads to the terrace and garden.



The large, air-conditioned kitchen forms the focal point of the house with panoramic views over the expansive grounds through two sets of bi-fold doors. The kitchen has an electric, four-door Aga and central island with both a breakfast bar and family dining area. Off the kitchen is a walk-in larder.

Also off the kitchen is a laundry room, even more walk-in storage and a large boot room that has a back door leading out towards the driveway and barn via a large, covered porch.

There is hot and cold water outside the boot room for cleaning muddy boots, dogs and children.



To one side of the kitchen is a snug and to the other side is a spacious family room which has wonderful views of the orchard, formal gardens and paddocks.

French doors lead out onto an exceptionally large Indian Sandstone terrace which is perfect for large Summer gatherings. A dining and BBQ area are set to one side.



Oak stairs from the hallway lead up to the first-floor landing and corridor off which are a total of five bedrooms, a family shower room and a family bathroom. All bedrooms have high ceilings and air conditioning.

The light and spacious principal bedroom leads to a generous dressing room with bespoke cabinetry that in turn leads through to a large shower room. The guest bedroom also has bespoke cabinetry and an en suite shower room.



Gardens, grounds and outbuildings

The recently constructed barn consists of two exceptionally wide bays (capable of accommodating three cars) and a discretely installed electric vehicle charging point.

Two separate doors lead to a ground floor gym and games room with internal stairs leading to a spacious one bedroom, self-contained annex finished to the same high standard as the main house, perfect for guests or as staff accommodation.

Behind the barn is a generous stable block comprising four loose boxes and tack room. The grounds have existing underground provision for water troughs to be reconnected should equestrian use be desired.



Approximate Gross Internal Floor Area = 333.5 sq m / 3590 sq ft
 Outbuilding = 155.9 sq m / 1678 sq ft
 Total = 489.4 sq m / 5268 sq ft (Including Open Garage)

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.



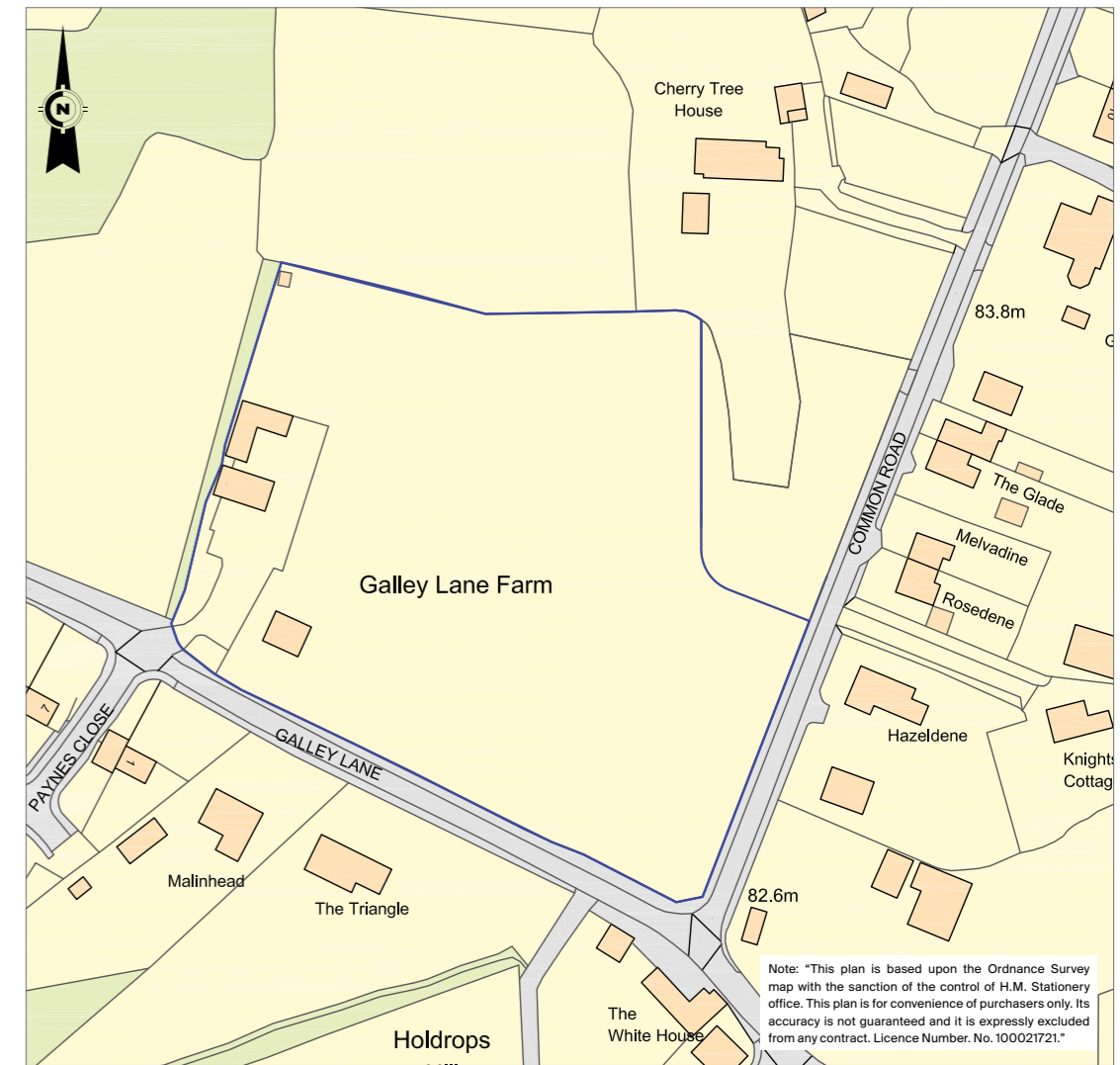
Directions

Post code: RG19 8LH
 What3Words: ///awaiting.abode.landscape

From Basingstoke proceed on the A339 towards Newbury. Continue past the village of Kingsclere on the A339, turning right after approximately 2 miles into Galley Lane, which is shortly after the entrance to Cheam school. Galley Lane Farm can be found on the left after approximately ¼ mile.

Property information

Tenure: Freehold
 Local Authority: Basingstoke and Deane Borough Council: 01256 844844.
www.basingstoke.gov.uk
 Council Tax: Band G
 EPC Rating: D



Services

Mains water, electricity and drainage. Double glazing throughout. Alarm system. Air conditioning to all five first floor bedrooms and to the kitchen, family room and snug. A mixture of oil-fired underfloor heating and radiators. Electric underfloor heating to first floor bathrooms. 1000mbps FTTP internet with high-speed cabling throughout both floors of the house and barn. 7kw electric car charging point.

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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