



Tudor Farm House, Deane



Charming Grade II Listed home with a detached garage.

Tudor Farm House is a charming and picturesque, detached, three to four-bedroom, Grade II listed thatched cottage that may benefit from modernisation. It is situated in a semi-rural setting on the edge of the popular village of Deane. There is off-road parking for two vehicles accessed directly off the quiet lane and in front of the single garage. A path leads up through the lovely front garden to the front door.

Off the hallway are the two reception rooms; the dining room and sitting room. Both have lovely fireplaces and the beam above the dining room fireplace has an inscription dated to 1700. Off the dining room is the kitchen and back door. The kitchen has electric ovens and gas (LPG) hobs. To the rear of the dining room is a downstairs family bathroom, a study or fourth (single) bedroom and French doors leading out to the rear terrace. A large cupboard houses the oil-fired boiler.

One set of stairs lead up from the kitchen to a landing, off which are two bedrooms and a family shower room. The second staircase leads up from the sitting room to the principal bedroom that has an en suite shower room. There is limited access between the two landing on the first floor through a small passageway with restricted head height.

Linked to the house via a covered walkway is the utility room and adjoining single garage and workshop.





Gardens and Grounds

Outside, there is a lovely mature garden that surrounds the house on three sides. There is a terrace off the rear of the house and a garden shed and summer house. At the far end of the garden is a separate vegetable garden with raised beds and a disused greenhouse.

There is separate vehicle access off Manor Farm Lane leading directly into the rear of the garden.





North Hampshire

Tudor Farm House lies in a peaceful setting in the heart of the pretty village of Deane. Deane is surrounded by beautiful Hampshire countryside, within which are numerous footpaths and bridleways. The nearby villages of Oakley and Overton provide everyday local amenities with the major centres of Basingstoke and Newbury being close by (7 miles and 14 miles respectively). The popular restaurant, the Palm Brasserie, is within walking distance of the house and Cobbs Farm Shop is a five minute drive away.

Educational needs are well served with nursery, primary and secondary schools in the adjoining villages of Oakley and Overton and a good range of independent schools, which include Twyford, Cheam, Horris Hill, Prince's Mead, St Swithuns, Bradfield and Lord Wandsworth College.

Communication links are first class, with mainline stations at Basingstoke and Overton, providing quick rail services to London Waterloo and the M3, A34 and A303 easily accessible.

Mileages

M3 (Junction 7) 5 miles, Basingstoke 7 miles (London Waterloo from 45 minutes), Whitchurch (A34) 9 miles, Newbury 14 miles, Winchester 18 miles, London 67 miles (All distances and times are approximate)

Services

Mains water, electricity and drainage. LPG gas for kitchen hobs. Oil-fired central heating.

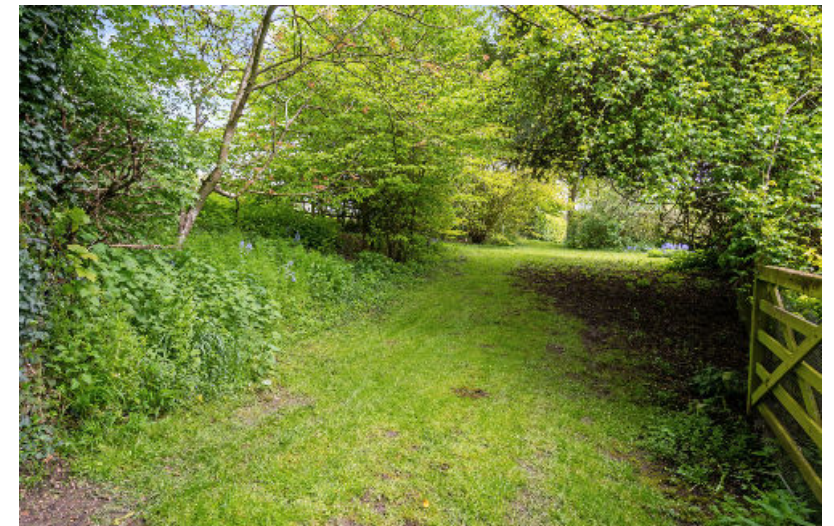
Local Authority: Basingstoke & Deane Borough Council 01256 844844

Council Tax: Band G

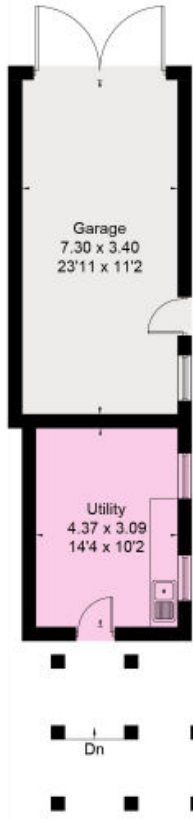
Tenure: Freehold

Postcode: RG25 3AS

What3Words: shuffles.diverting.plates



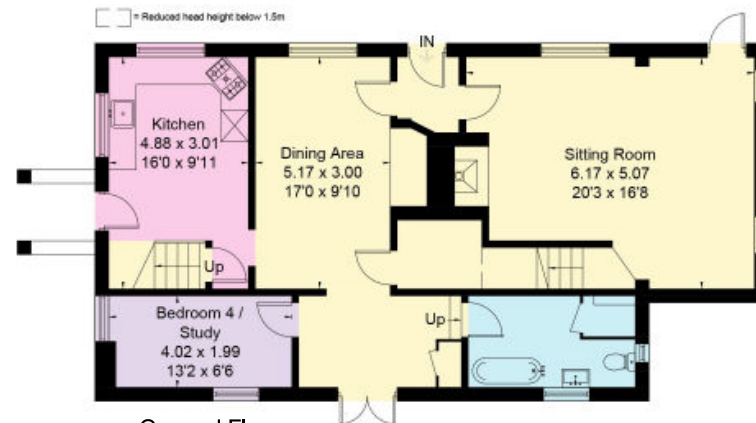




Approximate Gross Internal Floor Area 160.3 sq m / 1,725 sq ft
Outbuilding 38.8 sq m / 418 sq ft
Total 199.1 sq m / 2,143 sq ft



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

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 North Hampshire
 Matrix House
 Basingstoke
 RG21 4FF
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I would be delighted to tell you more
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