



Wolverton Farm, Wolverton, Hampshire

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An attractive Grade II Listed farmhouse with attached cottage, party barn, former granary and further barns all set within **picturesque gardens** in a sought-after rural location.

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## Summary of accommodation

**Ground Floor:** Drawing room | Dining room | Sitting room | Family kitchen | Boot room | Two guest WC's | Cellar

**First Floor:** Principal bedroom with dressing room | Four further bedrooms | Three bath/shower rooms | Store room

**Attached Guest/Staff Cottage:** Sitting room | Kitchen | Two bedrooms | Shower room | WC

Party Barn with kitchenette | Former granary | Double garage | Large store | Tool shed

Gardens | Courtyard for parking | Further land and buildings are available by separate negotiation

In all about 0.99 acre

## Distances

Kingsclere 2.2 miles, Newbury 9.7 miles (London 50 mins by rail), Basingstoke 8.1 miles (London 45 mins by rail), London 55 miles

(All distances and times are approximate)



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## The property

Set behind electric iron gates and surrounding a private walled courtyard, Wolverton Farm is an elegant part Georgian Grade II listed farmhouse with a sought-after address in rural North Hampshire. With three spacious reception rooms and a fabulous eat-in family kitchen, the house offers excellent family space on the ground floor, with many traditional features such as exposed wood floors, open fireplaces and large sash windows. The main stairs between the drawing room and dining room lead to the first floor where there are five bedrooms (including a principal suite with dressing room) and three bath/shower rooms. There is a secondary staircase that leads down towards a back door and the kitchen.

Attached to the property is an integral two bedroom guest/staff cottage accessed from the kitchen, with its own front door. This wonderfully practical addition allows for great flexibility within the house.

Outside, the formal gardens are pretty, primarily lawn with colourful floral beds and mature hedging. A delightful terrace immediately adjacent to the house for informal dining is surrounded by blooming flowers creating a tranquil spot to sit and enjoy the garden. On the southern edge of the garden, a gate leads through to a farm track for tractors' access.











**Approximate Gross Internal Floor Area**

**347.3 sq m / 3,738 sq ft**

**Cellar = 21.8 sq m / 235 sq ft**

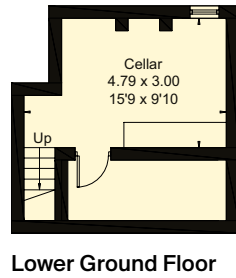
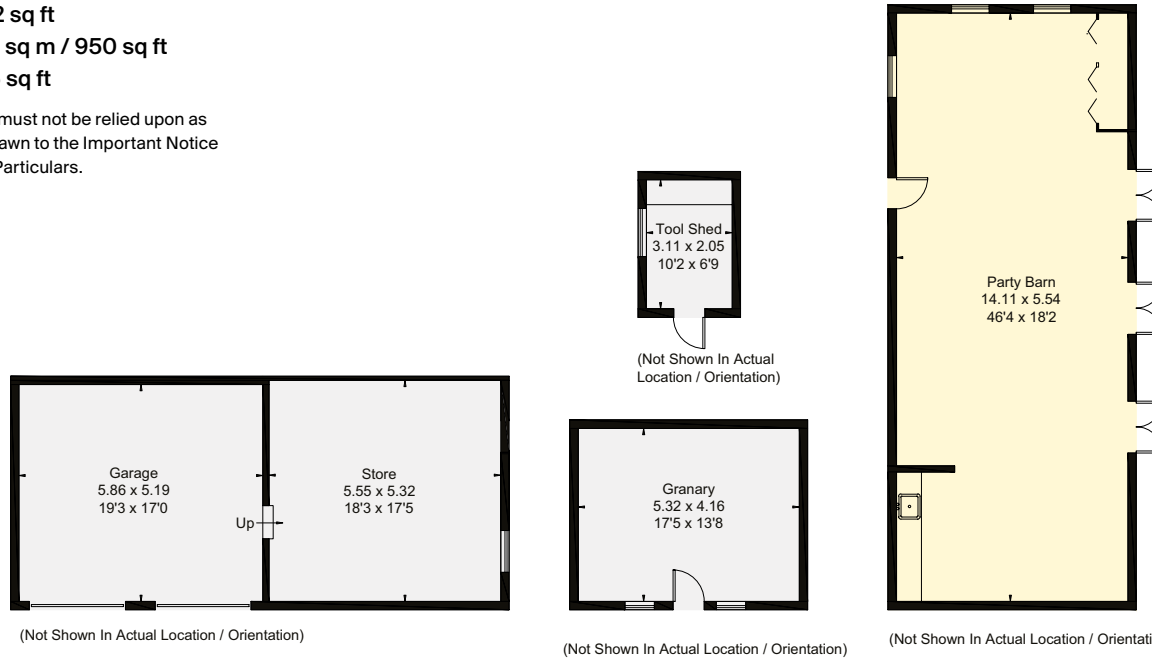
**Party Barn = 77 sq m / 842 sq ft**

**Further Outbuildings = 88 sq m / 950 sq ft**

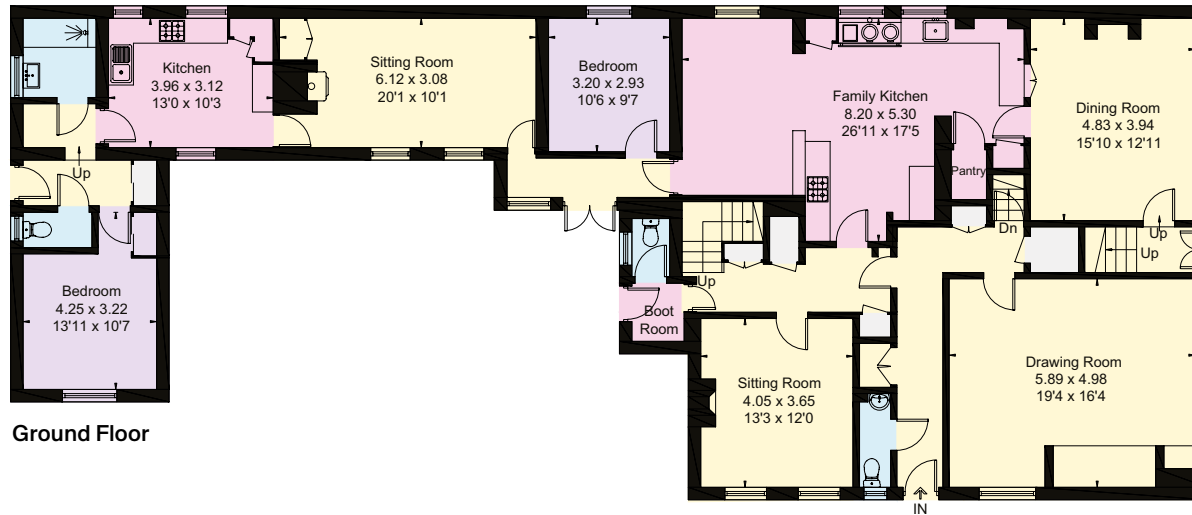
**Total = 535.6 sq m / 5,765 sq ft**

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.

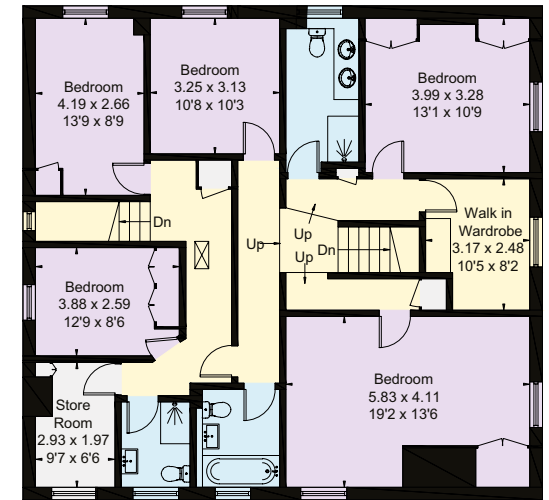
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Lower Ground Floor**



**Ground Floor**



**First Floor**













Across the courtyard is the magnificent party barn, which has been converted to offer adaptable day space for play or home working. This extensive room has large windows looking out over the garden with a kitchenette and a loft space above, allowing for further accommodation (subject to necessary consents).





An old granary within the garden offers additional potential for conversion as a home office or gym (subject to required consents). Parking is provided in the large courtyard and within a separate garage block.

Beyond the walled courtyard is a large old barn with commercial planning permission (now needing refurbishment) and the former sawmill. These buildings and more land (up to five acres) can be purchased via separate negotiation. Please see the image to the right indicating the approximate area of land for sale marked in red.

## Situation

Wolverton Farm is located in the hamlet of Wolverton, which lies midway between the towns of Basingstoke and Newbury. Nearby, Kingsclere has many shops, including a butcher, post office, restaurants, public houses, doctor's and veterinary surgeries. More extensive facilities can be found in Newbury and Basingstoke. The well-known Cheam School is within five miles, and independent schools in the area include Horris Hill, Elstree, Wellesley, St Gabriels, Bradfield and Downe House. Road and rail links are excellent, and the M3, M4, and A34 are easily accessible.

## Directions

Postcode: RG26 5SX

what3words: ///uncouth.lifetimes.peanut

## Property information

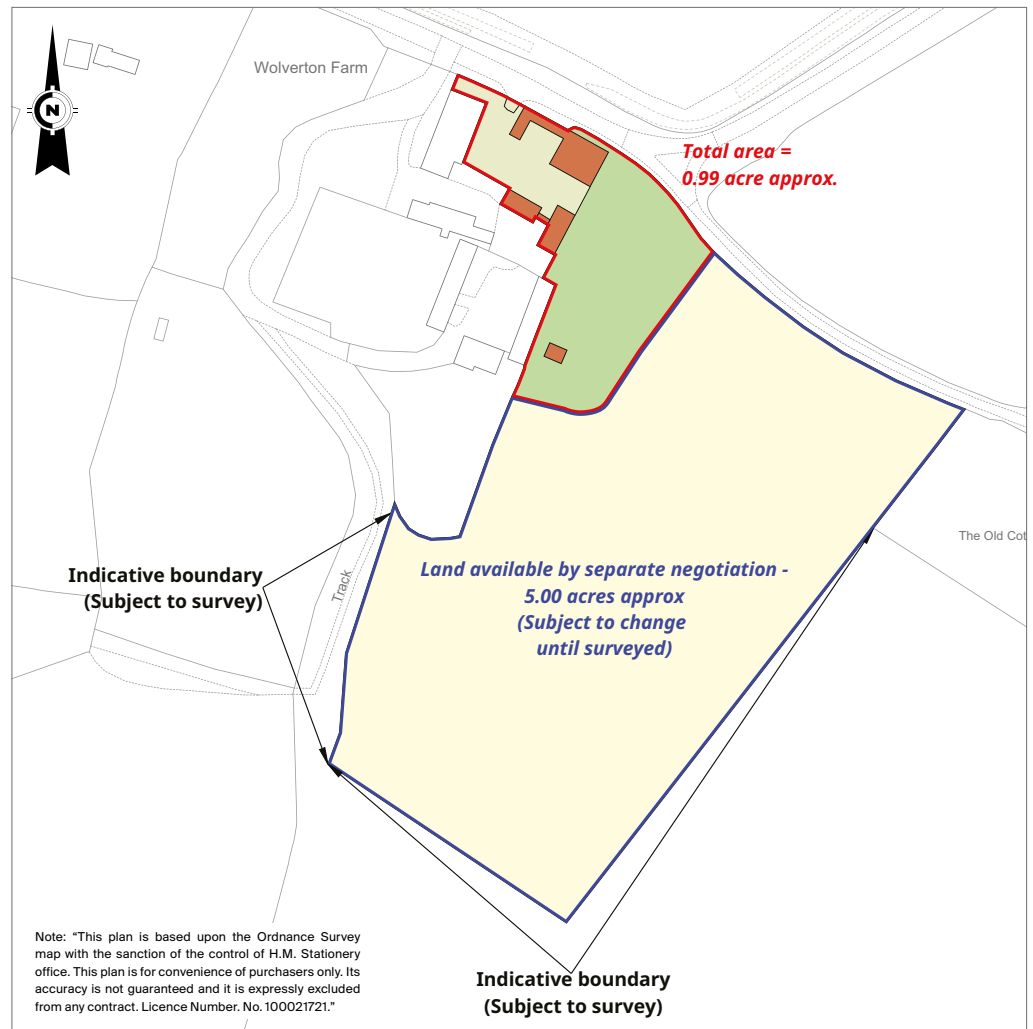
Tenure: Freehold

Local Authority: Basingstoke And Deane

Council Tax: Farmhouse - Band H

Annexe – Band A

EPC Rating: D



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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