

The Barn at Tadley Place RG26





The Barn at Tadley Place, Hampshire **RG26**

Spectacular opportunity to create a modern home in an exceptional preserved barn



Tenure: Freehold

Local Authority: Basingstoke and Deane





The Barn at Tadley Place was listed as a Grade II building in 1984. Originally an 18th century timber-framed structure with a Queen post truss and a thatched roof, it has been modernized as a recreation room.

The barn features weatherboarded walls above a brick plinth, with a hipped porch and a series of windows on both sides. Inside, the framing includes arcade posts with jowls, queen strut trusses, clasped purlins, and various braces, with most rafters original. The barn is a four bay fully aisled timber-framed building with the threshing bay in the second bay from the south-east end. The barn is thatched with weather boarded walls above a brick plinth. The south-west elevation facing into the yard has a hipped porch to the threshing bay.

Recently re-thatched and restored with oak repairs, the barn is well-preserved and offers an exceptional opportunity.

There is planning to fit out the interior as a four bedroom home through the insertion of two steel framed bedroom 'pods', one at each end of the barn and each housing two double bedrooms and two bathrooms. These have attached staircases up to the mezzanine level to access a snug on one side and a study/workspace above the other. They are designed to stand alone to ensure no load on the oak structure, although this will not be visible. This leaves the entire roof structure visible, which is spectacular and in very good condition. The core of the building becomes an open plan living, dining, kitchen area with a cloakroom and larder. New larger windows are to be installed and the front projection glazed.



Externally the barn sits in a courtyard with a Victorian stable block and an 18th century detached barn that is now garaging for three cars. These buildings are well maintained. The courtyard is surrounded by beech hedges and lawn giving a high degree of privacy and the front elevation is south facing with plans approved for a seating and outdoor dining area.

Both the barn and the stables have high speed internet connections already installed and there is electricity in the buildings and water in the courtyard.

Additional to the barn there is further land consisting of woodlands, tennis court, field shelter and paddock available by separate negotiation.

Services: Electricity connected. Superfast 300mbps internet connection to the barn and stables (can be increased to 1gigabit if required).

Location

Tadley Place is situated in a peaceful setting approximately two miles from the centre of Baughurst. It has lovely rural views over the adjoining farmland and far beyond. Within the nearby village of Baughurst there is a local shop, public house, church and schools, as well as a Montessori Nursery, The Children's House. The nearby villages of Kingsclere and Tadley offer further shopping facilities.

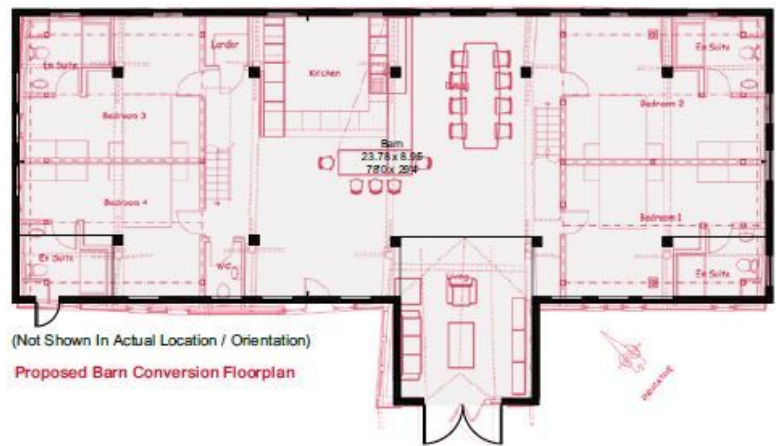
The major regional centres of Basingstoke, Reading and Newbury have a broader range of shopping, recreational and educational facilities and are all within easy reach.

Despite the rural location, communications in the area are excellent with a mainline station at Basingstoke, Newbury and Reading and easy access to both the M3 and M4 motorways.

There are an excellent number of independent schools in the area, including Cheam, Daneshill, Elstree and Downe House and a local state primary school, The Priory, is also nearby. Throughout the adjoining countryside there are numerous public footpaths and bridleways.

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