



## Laurel House, Browninghill Green RG26

An attractive double fronted part Georgian house set within grounds of around 1.66 acres in the heart of sought after Browninghill Green, a pretty rural village in north east Hampshire. Laurel House is full of charm and offers three delightful reception rooms, including a wonderful sitting room with two sets of bay windows overlooking the garden and an elegant orangery. On the first floor are five bedrooms with three bath/shower rooms, including a fabulous principal bedroom suite that overlooks the rear garden with a vaulted ceiling, dressing room and en suite bathroom.

Postcode: RG26 5JZ

What3Words:///heightens.highs.donation







EPC

Tenure: Available freehold

Local authority: Basingstoke & Deane Borough Council

Council tax band: G







## Outside

Outside, the gardens wrap around the house on three sides with large areas of lawn, floral beds, a small pond and paved terrace.

Adding to the rural setting is a lovely orchard with an open paddock to the east of the house. There is a double open bay barn/garage with a one bedroom annexe and kitchen above - ideal for visiting guests or family. Parking is offered within the barn/garage and on the gravel driveway.

## Services

Mains Electricity, Private Drainage, Oil Fired Central Heating

















Approximate Floor Area = 258.7 sq m / 2785 sq ft
Mezzanine = 5.8 sq m / 62 sq ft
Annexe = 56.6 sq m / 609 sq ft (Excluding Open Garage)
Total = 321.1 sq m / 3456 sq ft

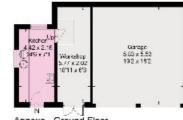








Annexe - Ground Floor



Annexe - Ground Floor (Net Shown in Actual Location / Chentation)

Knight Frank North Hampshire

knightfrank.co.uk

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89439

Matrix House I would be delighted to tell you more

 Basingstoke
 Clive Moon
 Fiennes McCulloch

 RG21 4FF
 01256 630976
 01256 630974

clive.moon@knightfrank.com

Ground Floor

PRODUCED FROM SUSTAINABLE SOURCES.

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.

fiennes.mcculloch@knightfrank.com

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated April 2024.

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.