



ASHE HILL, ASHE, NR OVERTON

Hampshire, RG25 3AE



ELEGANT COUNTRY RESIDENCE IN A PICTURESQUE SETTING

Nestled within a delightful setting approaching 11 acres this impressive country house offers beautifully proportioned and versatile accommodation, perfectly blending elegant character with modern comfort.



7



5



5

EPC

D

Local Authority: Basingstoke and Deane

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil central heating.



A PERFECT FAMILY HOME OR COUNTRY RETREAT

Approached along an extensive driveway, an elegant porch leads into the spacious entrance hall and through to the wide central hall. From here access to the main rooms is provided including the light-filled dining and sitting room, complete with a feature fireplace and access to the garden – ideal for entertaining or relaxed family living. The drawing room also features a fireplace, while the library and family room, both with bay windows, create inviting spaces to unwind. The family room benefits from double doors opening out to the front of the house. The family kitchen is an impressive space, thoughtfully designed and seamlessly connected via steps to an orangery bathed in natural light, with double doors leading to the terrace and gardens beyond. Additional ground floor accommodation includes a large workshop, utility room, boot room, pantry, and two WCs, providing practicality alongside charm.





RURAL SETTING IN 11 ACRES

Upstairs, the principal bedroom suite is a fabulous space and features an en suite bathroom, dressing room, and two sets of doors opening onto a private balcony with views over the grounds. There are two further bedrooms with en suite facilities, along with four additional bedrooms served by two family bathrooms, offering excellent flexibility for family and guests alike.

Outside, electric gates open onto a sweeping driveway that meanders through the beautifully maintained grounds of approximately 11 acres, leading to ample parking at the front of the house. The gardens are a delight, with mature trees, hedges, and carefully planted colourful flower beds creating a serene and secluded setting. A picturesque pond in a 'Japanese garden style' with a wooden bridge, a dedicated outdoor dining area, stables, a riding school (menage) and a swimming pool complete this exceptional countryside haven.







LOCATION

Ashe Hill is located in the quaint picturesque hamlet of Ashe, which is surrounded by rolling countryside. Local amenities can be found in the nearby village of Overton, which has a range of shops, pubs, restaurants, doctors' surgery, veterinary and a mainline station to London Waterloo. The major commercial centres of Basingstoke, Winchester and Newbury are easily accessible and provide a more extensive range of leisure, recreational and shopping facilities. Communication links are first class, with quick road access via the A34 and M3 to the motorway network and fast regular trains to London Waterloo from Overton or Basingstoke, taking approx 60 and 45 minutes respectively. There are an excellent choice of preparatory and senior fee paying schools in the area including Cheam, Elstree, Farleigh Prep, St Swithun's, Winchester College and Wellesley Prep.







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Clive Moon

01256 350600

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View

Basingstoke RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 November 2025. Photographs and videos dated November 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.

