



Lower Mill, Newnham Lane, Old Basing, Hampshire

Classical Grade II Listed house with elegant beautifully presented accommodation set in around 8 acres of formal gardens and grounds bordering the River Loddon.

Summary of accommodation

Ground floor Entrance hallway | Drawing Room | Sitting Room | Family Kitchen Dining Room | Conservatory | Study | Laundry room | Boot Room | Guest WC

First floor Principal Bedroom with ensuite bathroom | Guest Bedroom with shower room Two further bedrooms | Two further guest Bathrooms

Second floor Two Further bedrooms | Family Bathroom | Walk in Loft

Outbuildings Barn | Stables | Greenhouse | Store

Outside Tennis Court | Swimming Pool | Formal garden
Single bank fishing on the River Loddon

In all, approx. 8.12 acres

Distances

Basingstoke 3 miles, Reading 16 miles, M3 (J6) 3 miles, M4(J11) 14 miles,
London Waterloo via Basingstoke station from 44 minutes
(All distances and times are approximate).





Situation

Old Basing is renowned for its attractive period architecture and properties, as well as the ruins of Basing House. Within this thriving village is a village store, public houses, doctors and dental surgeries, and highly reputable infant and primary schools. Basingstoke town centre, within three miles, provides more extensive facilities. Independent schools nearby include Daneshill, Sherfield School and Lord Wandsworth College. There are many attractive walks throughout the surrounding open countryside, including along the banks of the River Loddon.

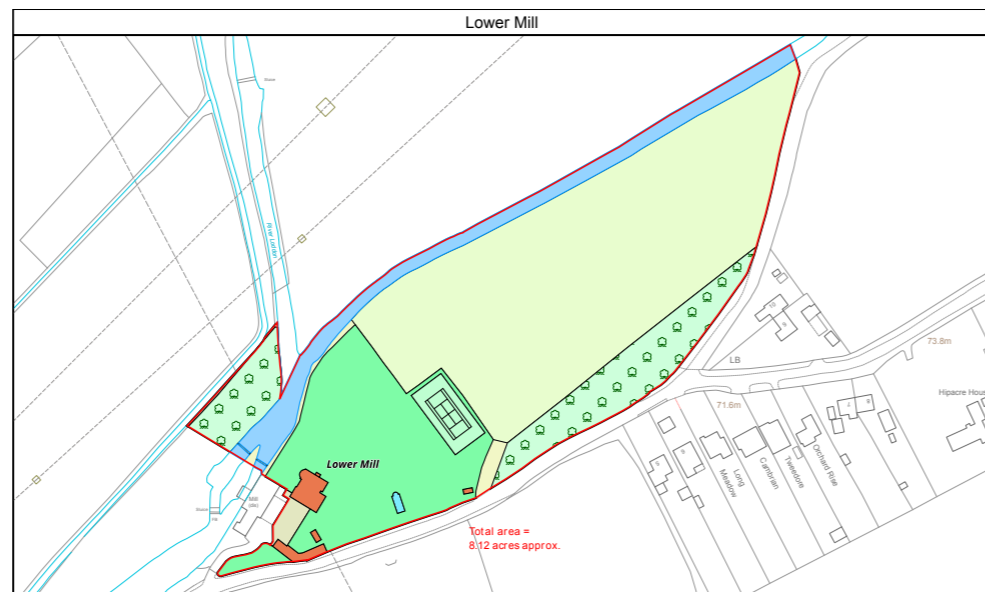
The Property

Lower Mill is a most attractive, predominantly Georgian house. The interior is of a classic layout, with the principal rooms being both light and well proportioned, especially the drawing room which has two large bay windows overlooking the gardens and river. In addition, there is a sitting room which also has a bay window looking up the garden towards the pastureland and the dining room is situated to the front of the house opposite the excellent family kitchen with its Aga and door into a delightful conservatory overlooking the rose garden. There is a study and boot room together with a utility room, cloakroom completing the ground floor.

The master bedroom has an en suite bathroom and fantastic views over the river. There is a guest bedroom which overlooks the formal gardens and has an en suite shower room. There are three further bedrooms served by the two further family bathrooms.

Outside

Adjacent to the driveway are a range of brick outbuildings with a barn and various stores – ideal for conversion (subject to the necessary consents) into further accommodation or garaging. Within the garden and grounds there is a greenhouse and 4 temporary stables. The gardens and grounds are a memorable feature of the property and border the River Loddon, to which there are fishing rights. The principal gardens lie to the rear of the house where there is an extensive lawn with large borders and a host of specimen trees. To the east of the house there is a fabulous rose garden with a gravel path leading to the vegetable garden and outdoor pool. Within the garden is a hard tennis court and beyond the formal gardens there is an area of pastureland.



Property information

Services: All Mains Services

Local authorities: Basingstoke & Deane Borough Council

Tenure: Freehold

Council Tax: Band H

EPC: E

Postcode: RG24 7AT

What3Words: ///boom.fantastic.loudly

Viewings

By appointment through sole selling agent Knight Frank.



Main House = 379.64 sq m / 4,086 sq ft
 Outbuilding = 112.70 sq m / 1,213 sq ft
 Green House = 9.23 sq m / 100 sq ft
 Store = 23.23 sq m / 250 sq ft
 Stable = 48.43 sq m / 521 sq ft
 Total Area = 573.23 sq m / 6,170 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.



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

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