

# Tadley Place, Baughurst, Hampshire

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A **magnificent and historic** Grade II listed country house with fine rural views and 15th century origins that has been carefully restored in recent years.

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**Summary of accommodation**

**Ground Floor:** Entrance hall | Office | Drawing room | Sitting room | Kitchen/dining room | Snug | WC | Utility room | Boot room

**First Floor:** Principal bedroom | Walk-in wardrobe and shower room | Bedroom with en suite shower room | Bedroom | Family bathroom

**Second Floor:** Three further bedrooms | Two en suite bathrooms

Greenhouse | Garden room | Wood store | Old pool house | Outdoor kitchen

In all about 2 acres

**Distances**

Basingstoke 7 miles, Newbury 12.5 miles, Reading 13.5 miles, M3 (Junction 6) 11 miles, M4 (Junction 12) 9 miles, A34 11 miles

London Waterloo via Basingstoke Station 45 minutes

(All distances and times are approximate)



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## Tadley Place

Tadley Place is steeped in history and dates back to the early 15th century, it was lived in by the Ludlow family until the late 17th century. Sir Edmund Ludlow was knighted by Queen Elizabeth I at Basing House and sat in the House of Commons. Sir Edmund Ludlow was also one of the commissioned judges who condemned Charles I to death in 1649.

Tadley Place has been beautifully restored to its former glory and you are welcomed by an entrance hall which leads into the oldest part of the house, comprising a beautiful drawing room and separate reception room currently used as an office. There are charming views from both of these rooms overlooking the immaculate gardens. On the other side of the entrance hall is a further reception room with grand, Georgian proportions. The vendors altered four small rooms to become a large, modern family kitchen with an adjoining snug, utility room and boot room.

The vendors have planning permission for a stunning extension to be added to the existing kitchen. It consists of a beautiful orangery, indoor exercise pool, gym and shower room. These computer generated images can be seen on the linked website and brochure.

On the first floor there is a stunning principal bedroom with a large fireplace believed to date back to 1520's and excellent views over the garden and fields beyond. Next to the principal bedroom there is shower room and walk in wardrobe. There are a further two double bedrooms on this floor, one with an en-suite shower room and another with a family bathroom.

A spiral staircase leads onto the second floor which is a wonderful bedroom with a freestanding bathtub in the middle of the room and a WC and basin tucked away. A further staircase splits the second floor in two, to the left is a well-proportioned double bedroom with an en-suite bathroom and to the right is a wonderful double bedroom with vaulted ceilings and original beams. The parquetry in these rooms is believed to date back to the 1400's or very early 1500's.

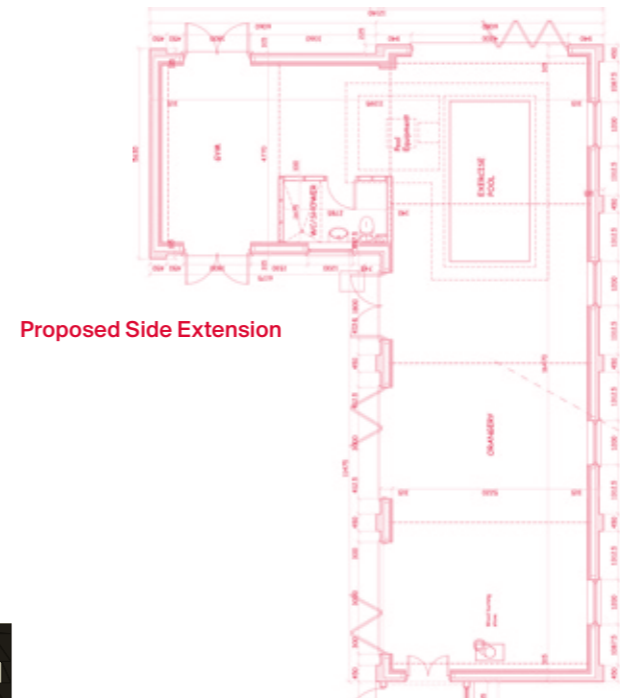






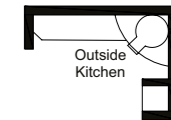


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

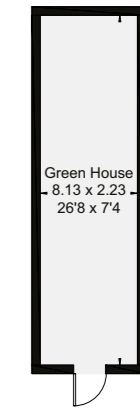


Approximate Gross Internal Floor Area  
 434.9 sq m / 4681 sq ft (Including Basement)  
 Outbuildings: 64.23 sq m / 691 sq ft

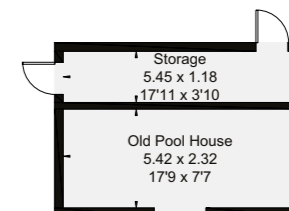
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



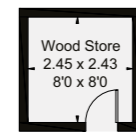
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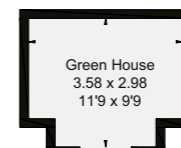
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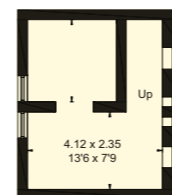
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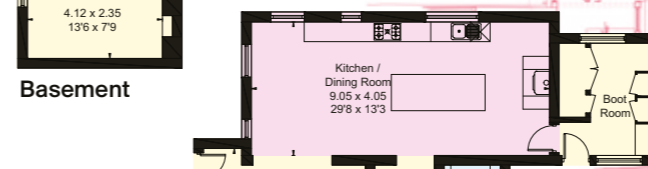
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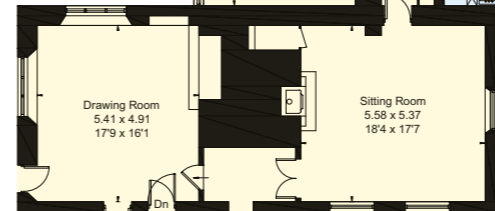
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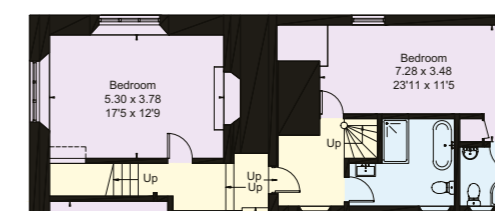
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Redwood head height below 1.5m



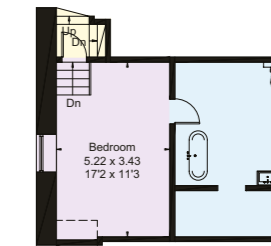
Ground Floor



First Floor



Second Floor



Second Floor

## Gardens and grounds

The garden was laid out by Kew in circa 1963 and has been open for the National Garden Scheme since 2020 following restoration.

In front of the house is the romantic walled garden and terrace with views over the fields, to the side is a formal garden enclosed by mature yew hedges with a 22m long border, wildflower area, herb beds and outdoor kitchen and entertaining area. There are further areas of garden including a large, enclosed kitchen garden with bay trees, espaliered apples, pears and other fruit as well as a recently constructed 7.5m greenhouse with water and power.

Within the garden there are a good range of specimen trees, including an ancient mulberry, walnut, ginko, pendulous lime, acers, cedar of Lebanon, and a champion eucalyptus.

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

## Services

The vendors have informed us that they use oil fired central heating and they are on mains water. There is private drainage.

Superfast 300Mbps internet connection, to the house, stables and barn (can be increased to 1gigabit if required).

## Directions

From Basingstoke proceed west on the A339 to Newbury. Shortly after the stone mason on the left turn right signposted to Ramsdell. Proceed through the centre of Ramsdell passing the church on the right and take the next turning right signposted to West Heath/Baughurst. Proceed through West Heath and take the third turning on the right on the apex of the sharp left hand bend. Proceed down the single track lane and Tadley Place can be found on the right-hand side.



## Situation

Tadley Place is situated in a peaceful setting about 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, Wellesley Prep, Bradfield, Elstree and Downe House and the sought after local primary school, The Priory, is also nearby. Throughout the adjoining countryside there are numerous public footpaths and bridleways.

## Property information

**Tenure:** Freehold

**Local Authority:** Basingstoke and Deane

**Council Tax:** Band E



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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Particulars dated November 2024. Photographs and videos dated September 2024.

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