



# The Beeches

Tangley, Hampshire



# The Beeches

Tangley, Hampshire

A beautifully located, light filled, family house,  
in a peaceful rural setting with wrap around garden.

Dining room | Sitting room | Kitchen | Study/bedroom 5 with ensuite bathroom | Garden room | Utility room | Boot room | Pantry | WC

Principal bedroom with ensuite bathroom | Three further double bedrooms | Family bathroom

Double garage with storage above | Well established gardens

In all about 0.5 acres and 3128 sq ft

Andover 5 miles (London Waterloo 65 minutes), A303 6 miles, Hungerford 13 miles, Winchester 23 miles, Newbury 14 miles, Salisbury 22 miles  
(Distances and times approximate)



**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 0NF

01488 682726  
hungerford@knightfrank.com

**knightfrank.co.uk**

## For Sale Freehold

Set in picturesque countryside, just a short drive from the commuter town of Andover, The Beeches is an impressive home built in 2000.

The house is entered through a spacious porch leading to a large dining hall.

There is a delightful double-aspect sitting room with a wood burner and garden room offering views over the garden.

Beyond the hall, is a useful pantry, and a fifth bedroom/ study with an ensuite bathroom.

The well equipped double-aspect kitchen features a seating area, log burner, and French doors opening onto the terrace.

The utility room with stable door is a useful area next to a boot room which leads to the garden.

The principal bedroom has ample built-in storage, triple aspect countryside views with an ensuite bathroom.

There are a further three double bedrooms, all with built in storage, countryside views and served by the family bathroom.





The Beeches is approached via a five-bar gate leading to a gravel driveway with parking for six cars, with a front lawn and a hedge for added privacy.

There is a double garage with storage above.

The garden has established flowerbeds and a terrace seating area, with a side seating area and fully fenced garden.

The rear garden is private, with field views and fruit trees.

The house is surrounded by beautiful countryside with easy access to many local walks.

## Hampshire

The Beeches is a charming property situated in Tangle, a small rural village to the north of Andover.

The property is located within an Area of Outstanding Natural Beauty and has unspoilt rural views.

The village of Tangle has a renowned pub, The Fox. Local amenities can be found in nearby Hurstbourne Tarrant.

Trains from Andover take just over an hour to London Waterloo.



The A303 is within easy access and provides fast access to the West Country and to London.

The Cathedral cities of Winchester and Salisbury are about 30 minutes drive.

There are many well regarded primary schools in neighbouring villages together with state and private schools in the area including Farleigh, Rookwood, Winchester College, Thorngrove, St Gabriel's and St Swithun's.

## Accommodation

See floorplans overleaf.

## Services

Mains water and electricity. Drainage via septic tank and oil central heating.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Test Valley Borough Council: Tel: 01264 368000.

## Postcode

SP11 0RZ

## Council Tax

Band G

## EPC Rating

Band D

## What3words

decently.forkful.gained

## Viewing

Viewing by prior appointment only with the Agents.

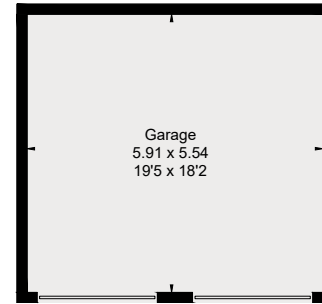


**Approximate Floor Area = 257.9 sq m / 2776 sq ft**

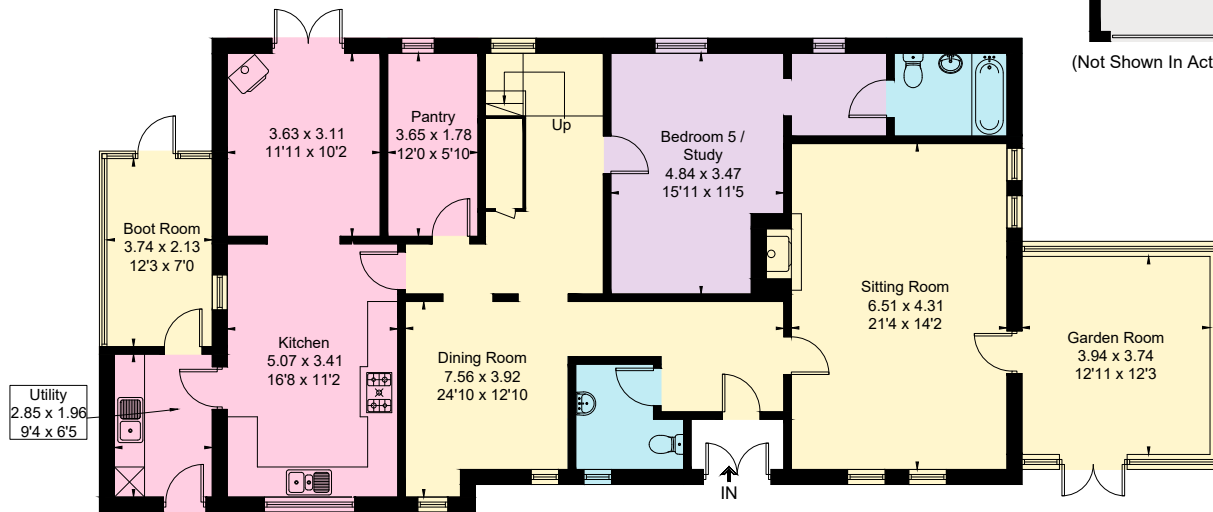
**Garage = 32.7 sq m / 352 sq ft**

**Total = 290.6 sq m / 3128 sq ft**

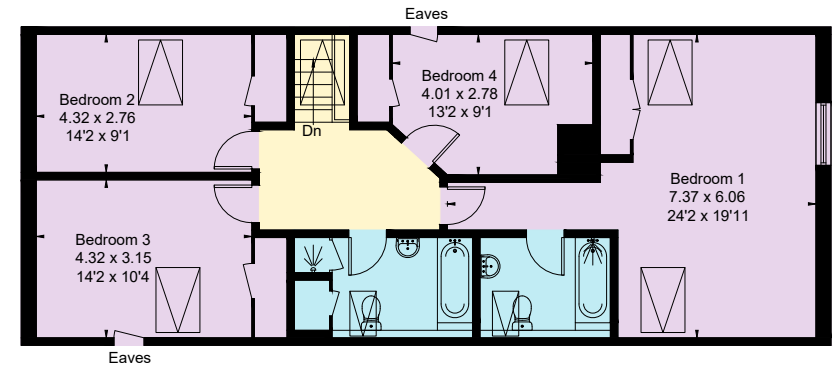
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



**Connecting people & property, perfectly.**

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. 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 August 2024. Photographs and videos dated August 2024. Reference: FM/HNG012458180. 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 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



 Knight  
Frank