



Roundaway Farmhouse Tangley Andover Hampshire SP11 0SL

A charming farmhouse tucked away in the rural village of Tangley





Roundaway Farmhouse

Tangley, Andover, Hampshire, SP11 0SL

A charming farmhouse with traditional farm buildings tucked away on the edge of the rural village of Tangley.

Andover 5.5 miles • Newbury 15 miles • Winchester 24 miles • Salisbury 23 miles



The Farmhouse

Ground Floor

Hall/Dining Room • Drawing Room • Kitchen/Breakfast Room • Utility Room • Boot Room
Family Room • Store Room • Back Utility Room

First Floor

Master Bedroom • 3 further Double Bedrooms • 1 Single Bedroom • 2 Bathrooms

Brick and Flint Barn

Planning permission obtained to convert to a 4 Bedroom House
Gardens with Courtyard • Parking

Outside

Beautiful south facing Gardens and Terrace • 1.79 acre Paddock • Farm Buildings
Parking • In all 2.94 acres

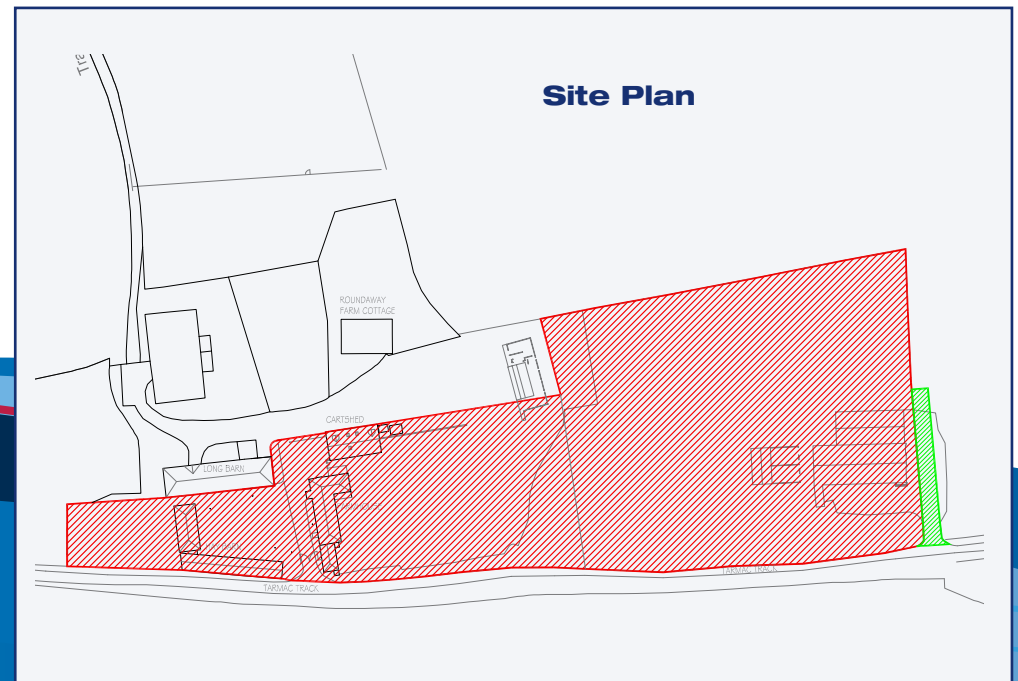
Location

Roundaway is a charming farmhouse set in open countryside on the edge of the village of Tangle. The village has 2 Public Houses, a church and a village hall. The area has an extensive network of footpaths and bridleways for exploring on foot, by bicycle or on horseback.

This beautiful rural area of North West Hampshire is complemented by easy access to Andover which has all the necessary shops and cinema for every day, whilst the cathedral cities of Salisbury and Winchester provide excellent shopping restaurant and leisure facilities as well as their many historical buildings, theatres, galleries and museums.

The area is renowned for a number of highly regarded schools in Andover, Winchester, Salisbury and Marlborough as well as good state Primary, Secondary Schools and Sixth Form Colleges.

Andover train station is 4 miles distant, providing direct routes to London Waterloo with a commute of just over an hour including the A303, A34 and M3 are all accessible.



The Property

Roundaway farmhouse is constructed of painted brick elevations under a slate roof. The property opens into a large entrance/dining hall with casement windows and an open fireplace and a staircase to the first floor. The kitchen/breakfast room has an oil fired Aga, open shelving and fitted under-worktop cupboards. There is a useful walk in pantry, utility room, separate WC and boot room with a back door to the garden. Off the entrance/dining hall is a large drawing room with a feature fireplace and log burning stove and French doors which open to the south facing gardens. Off the drawing room is a hallway with a second staircase, a family room and two additional store rooms. The house could be modernised and updated to create better accommodation.

Upstairs there is a master bedroom with casement windows on both south and north elevations, a large walk in cupboard, a bathroom room with bath and hand-held shower, three further double bedrooms, two with large fitted cupboards and a single bedroom.

Outside

There is a driveway to Roundaway Farmhouse with herbaceous borders to the front of the property and further space for car parking. Next to the house is a brick and flint cart-shed which could be developed and incorporated into the house subject to planning consent.

To the rear of the house are south facing gardens with herbaceous borders and some specimen trees. Beyond the gardens is a paddock of 1.79 acres. The former Dairy Barns could be renovated subject to planning consents. There are also Farm Buildings and a separate vehicular access highlighted in green on the site plan.

The whole amounts to 2.94 acres.



The Barn

A brick and flint former Stable/Barn with open fronted former cowshed which provides a perfect opportunity to convert into a residential dwelling. The buildings are ideal for alfresco entertaining having a built in fireplace and opening onto a lawned area creating a Courtyard setting. A planning consent has been obtained to convert these buildings to a 4 bedroom (3 ensuite), WC, Drawing Room and Kitchen/Dining Room. (Please see Planning Application No. 17/00914/FULLN. The proposed accommodation will extend to 212 sq. metres (2290 sq ft).

Additional Information

The Farmhouse

Oil fired Central Heating, mains electricity, mains water and private drainage (septic tank). Electricity and mains water is available for connection. The long barn with slate roof is not included in the sale.

The Barn

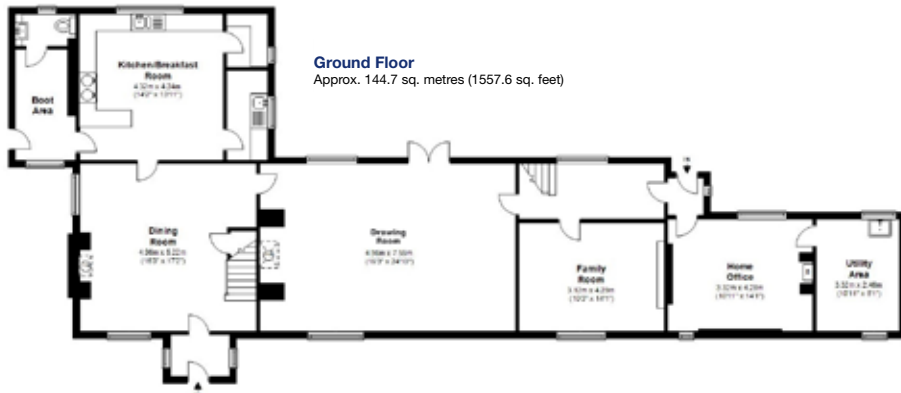
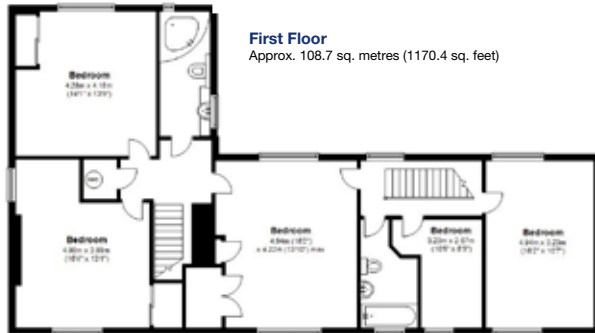
Mains electricity is connected and water and private drainage needs to be installed by the buyer.

Local Authority

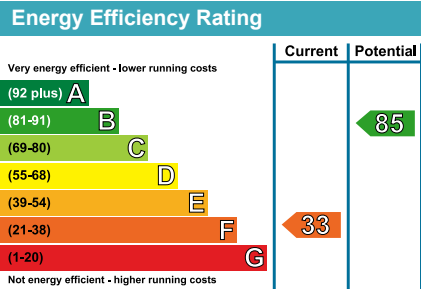
Test Valley Borough Council – Tel. 01264 368000



The Farmhouse



Total
Approx. 253.4 sq. metres (2728 sq. feet)



The Barn

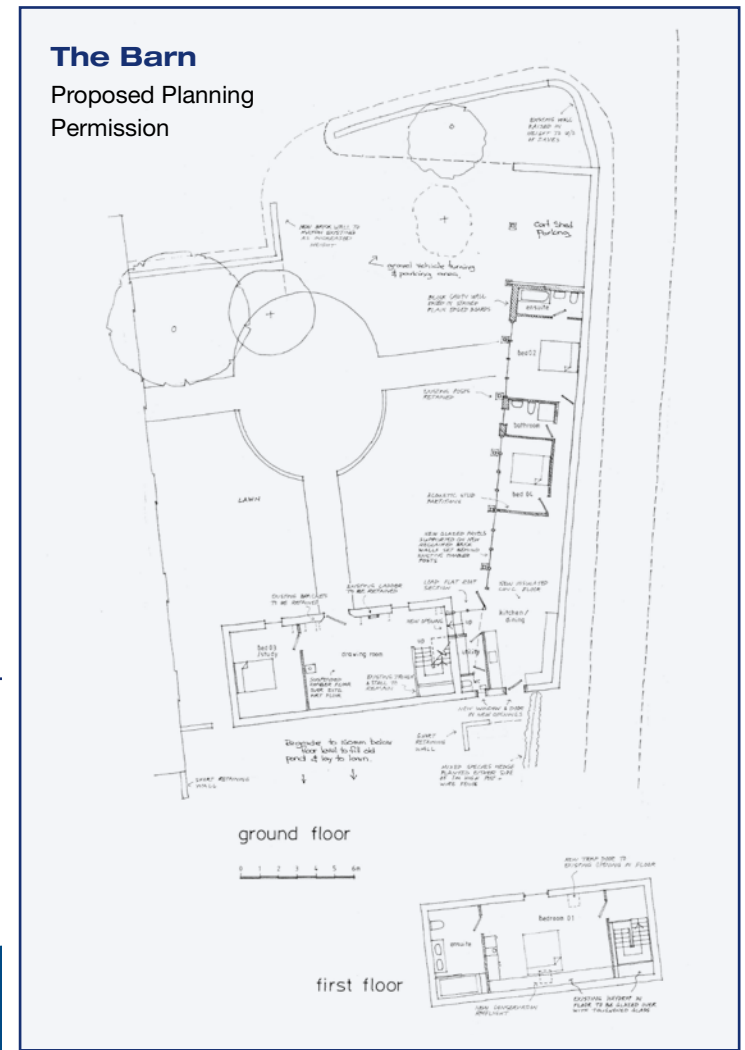
Barn Ground Floor
Approx. 160.9 sq. metres (1731.5 sq. feet)

Barn Upper Floor
Approx. 51.9 sq. metres (558.8 sq. feet)



The Barn

Proposed Planning Permission



Directions

From Andover/A303 head west on the A342, proceeding over the roundabout towards Marlborough and then turn right, signposted, The Pentons. On reaching the crossroads, turn left, towards Clanville and continue for approximately 2.5 miles, passing through the hamlet of Clanville, turn right at the equestrian centre on to Roundaway Lane at the T junction turn right. Roundaway Farmhouse will be found on the left hand side. Post Code SP11 0SL.

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