

ASHE WARREN HOUSE

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An ideal family house located in a tranquil and peaceful setting

Main House:

Reception hall • Drawing room • Dining room • Morning room • Snug • Billiard room • Kitchen/breakfast room
Office with kitchenette • Utility room • Cellar / wine cellar • 3 cloakrooms

Principal Bedroom with adjoining bathroom
9 further bedrooms • 3 further bathrooms (1 adjoining)
Extensive loft space

9,054 Sq.Ft. of living accommodation

Outbuildings, Garden & Grounds:

Swimming pool • Tennis Court
Large machinery / car storage barn
Workshop, gardener's potting shed, pump house
Greenhouse • Delightful mature well stocked garden together with pastureland

In all approximately 8.05 acres of garden and grounds

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Your attention is drawn to the Important Notice on the last page of the brochure.

Situation



Ashe Warren House sits in a special rural position with far reaching views yet is well located for easy access to both Overton and Basingstoke Stations which have a fast and regular mainline service to London Waterloo. The journey time takes approximately 60 and 45 minutes respectively. The property is also well placed for easy access to the A303 and A34.



Southampton and Farnborough International Airports are 30 miles and 27 miles respectively and London Heathrow is 42 miles away.



Ashe Warren is located to the west of Basingstoke with the Test-Valley village of Overton only two miles drive providing extensive facilities catering for most day-to-day requirements. It has a range of shops, pubs and restaurants, a doctors' surgery, veterinary and wine merchant. Basingstoke offers a more extensive range of leisure, recreational and shopping facilities, including Waitrose and John Lewis.



There are an excellent choice of preparatory schools in the area including Cheam, Elstree, St Swithun's, Horris Hill and Daneshill, to name a few.



Sporting amenities in the area include golf at Test Valley at Overton, Sandford Springs at Kingsclere, racing at Newbury and Ascot, fishing on the River Test and sailing and water sports on the South Coast.







Description

Ashe Warren House is a fine period country house. The approach is by a private tree lined drive leading directly to the front of the house with ample parking.

The accommodation comprises well proportioned and elegant receptions rooms, perfectly arranged for entertaining or family living. The main entrance is through a double front door into a charming hall way / reception room with part panelled oak walls carrying through to the dining room and into the billiard room. The house has a fine

array of period features including superb original fireplaces, partly beamed, cornice and some original wooden flooring. The hallway also leads into a huge family kitchen with a good open outlook over the garden and grounds with a utility room opposite. The drawing room is located at the southern end of the house with a bay window overlooking the long driveway approach. This room is also fully panelled and has retained its original cornicing. The drawing room also leads through to a snug and opposite is a well

appointed morning room, which is currently being used as the television room. Accessed off the billiard room is an office with its own kitchenette, believed to have once been a self-contained maisonette that could be easily reinstated. Upstairs the principal bedroom is located at the end of the corridor giving wonderful dual aspect views over the garden and also benefits from a large adjoining bathroom. There are a further nine bedrooms, three family bathrooms (1 en-suite) along with extensive loft space ideal for storage.



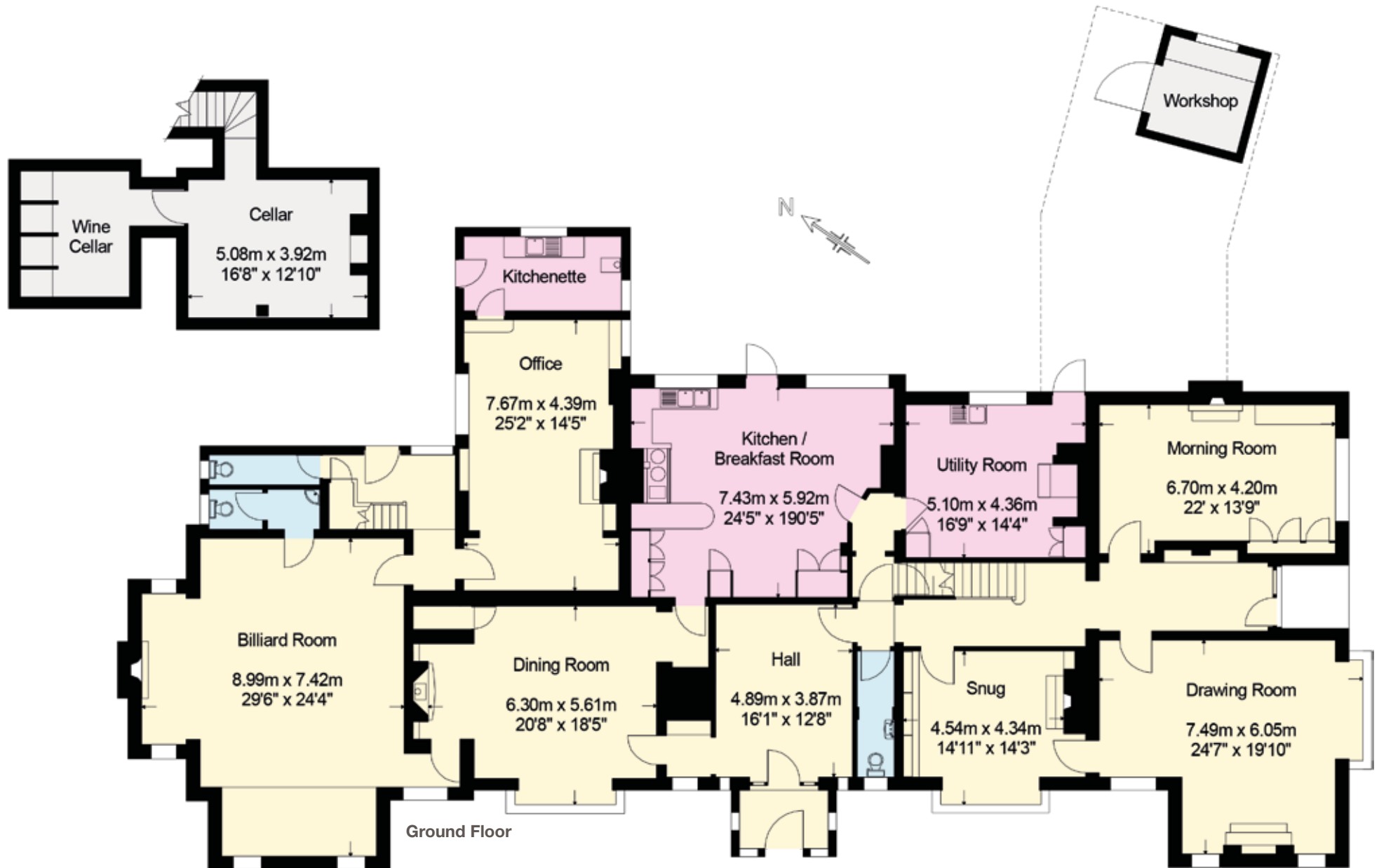




Approximate Gross Internal Floor Area

(Excluding workshop)

841.15 sq m / 9054 sq ft



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	43	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Garden & Grounds

The extensive garden consists of a variety of mature trees, plenty of well laid hedging and beautifully stocked flowerbeds. The main lawn runs away from the kitchen, off which is a terrace which can be used as an entertaining area in the summer. Both the tennis court and swimming pool have been made very private and hidden from the house by the planting of hedges. The tennis court is situated to the north side of the garden and is accessed by stone steps with herbaceous borders either side leading up to a raised lawn. To the east and south east there are three areas of pastureland.

Outbuildings

There is a barn providing garaging and machinery storage. At the rear of the house is a greenhouse, potting shed, pump house and workshop.

Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, rugs, carpets (but not fitted carpets), white goods, light fittings, garden equipment, appliances and ornaments etc. are specifically excluded but some may be made available by separate negotiation.

Tenure

Freehold

Services

Mains electricity, oil fired central heating and AGA, private shared bore hole water supply and shared drainage system.

Local Authority

Basingstoke and Deane. Tel: (01256 844844)

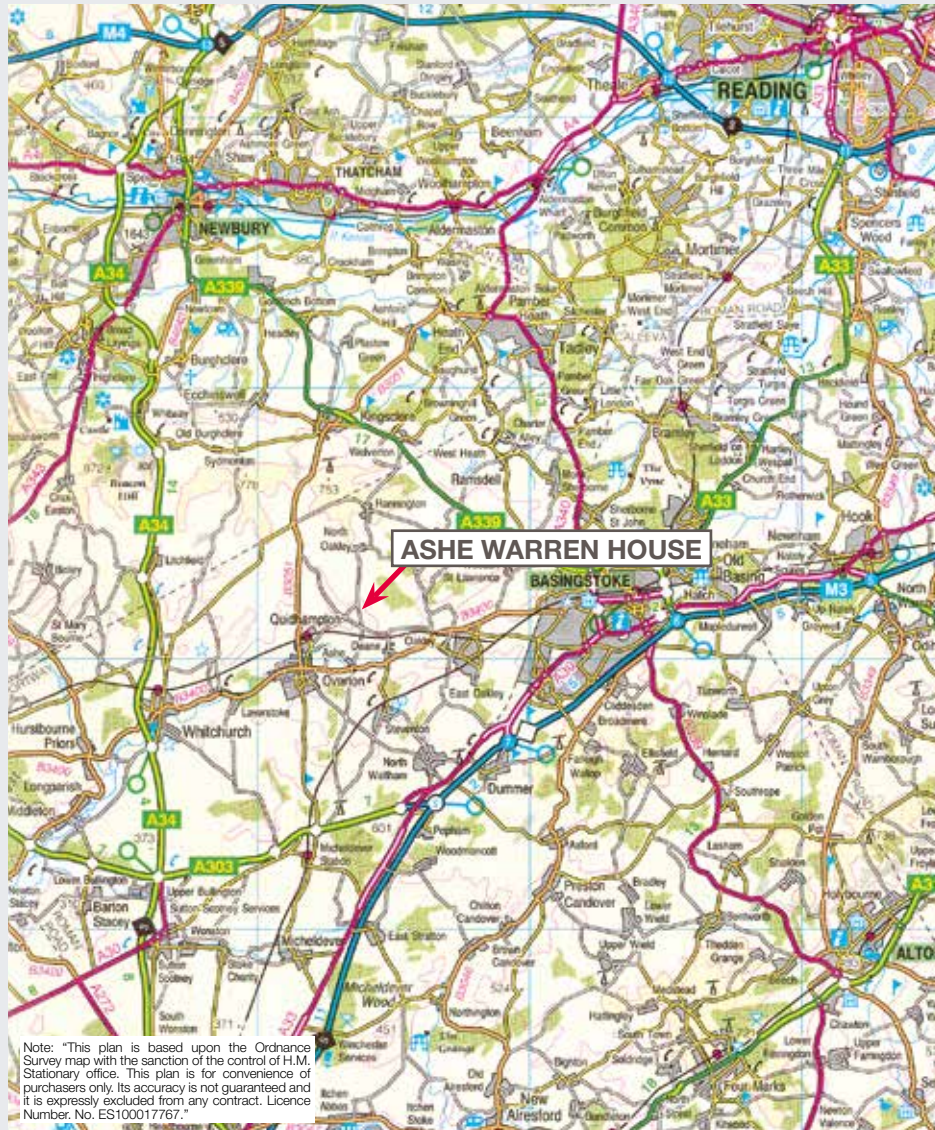
Directions (RG25 3AW)

Ashe Warren House is located 1.1 mile to the north of the B3400 from the Ashe crossroads towards Hannington. From the M3 Junction 6 at Basingstoke proceed north on the A339 towards Newbury. At the Roman Road roundabout turn left signposted to Worting. Proceed down Roman Road and at the roundabout in Worting turn right signposted to Overton. Continue along this road and after approximately 4 miles in Ashe turn right at the crossroads signposted towards Hannington. Proceed along this road, under the railway bridge, up the hill and Ashe Warren House will be found on the right hand side.

Viewing

All viewings must be made strictly by prior appointment only with Knight Frank.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."



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Photographs: June 2012 and June 2017 Particulars: January 2018 Kingfisher Print and Design. 01803 867087.



