



# Dickers Farm

Hannington, Tadley, Hampshire. RG26 5TZ

SALES | LETTINGS | LAND AND NEW HOMES







- Grade II listed
- Dating back to the 17<sup>th</sup> century
- On the edge of the village green
- Many original features
- Four reception rooms
- Open plan kitchen/living/dining room
- Conservatory
- Annexe
- Utility room, cellar, pantry and boot room
- Four bedrooms
- Two bathrooms
- Two cloakrooms
- Extensive grounds
- Double detached garage
- Detached stables
- Paddock land
- Courtyard style patio
- Formal gardens
- In an Area of Outstanding Natural Beauty





*One of Hannington's most prominent homes, Dickers Farm rests on the border of the village green, next to the Church, within the heart of this picturesque community.*

*Built in the 17<sup>th</sup> century, the home has seen some modernisation yet retains many original features.*

*This Grade II listed property offers classical styles with traditional elegance, with a vast interior offering a wealth of versatile spaces to suit a variety of requirements.*

*The home also benefits from over an acre of extensive grounds, offering formal gardens, a paddock, stables and a double garage with electric doors.*

*From every room in the home you are offered pleasant views over the surrounding village landscape or the manicured, well-kept and mature grounds.*

*With heritage and style, Dickers Farm presents a unique property to call home.*



Dickers Farm radiates characterful charm and elegance, with an abundance of versatile living spaces and a wealth of original features. The home has been sympathetically updated whilst retaining its heritage.

The substantial property encompasses over 4225 sqft, presenting four reception rooms, an open plan kitchen, cellar, an annexe, four further bedrooms and two bathrooms.

Each reception room offers a varied style and function, whilst presenting grand fireplaces and generous proportions. The conservatory offers panoramic views over the formal gardens.

The open plan kitchen/living/dining room is centrally located, extending over 20ft to offer a wealth of space with an inglenook fireplace, a range of pine units, an Aga and an integrated microwave.

The utility room, cellar, cloakroom, boot room and pantry are all accessible from the kitchen, with the utility room leading onto the shed and detached garage. The utility room forms a notable addition, offering a spacious area for appliances and practical use.

Benefitting from a private entrance, the annexe is in need of refurbishment and presents plenty of scope and flexibility, offering an 18ft reception room, double bedroom and cloakroom.

The galleried first floor landing leads to the further four bedrooms and a bathroom. All four bedrooms are of a good size, three benefitting from built-in wardrobes, whilst the master bedroom features a refitted en suite with a slipper bathtub.









## Location and History

This remarkable home benefits from a central position within the village of Hannington, a parish of Hampshire, situated between Basingstoke and Newbury.

As a small hilltop agricultural settlement, the village has developed around the central village green, with a selection of distinctive and historic dwellings.

Dickers Farm is of local importance, a key visual point within the village landscape, contributing to the overall character of the village and the special qualities of the Conservation Area.

The Grade II listed property is characteristic of the 17<sup>th</sup> century, with 20<sup>th</sup> century alterations. Symmetry and order were key features of 17<sup>th</sup> century architecture, both evident in the overall aesthetic of the home.

The village green, which Dickers Farm borders, is the most prominent open space in Hannington. This open area is essential to the appearance of the Conservation Area and demonstrates the historic development of the village.

The friendly village enjoys a relaxed atmosphere, offering a public house, The Vine, and a Country Fair held on the village green every two years.

Additional community hotspots include Michael's Field, a football and play area, the Village Hall, a Silver Band and a playgroup.

Hannington is located along the North Wessex Downs, an Area of Outstanding Natural Beauty, bordering Watership Down.

The mature landscape offers plenty of open countryside, with footpaths and bridleways providing excellent circular walks and countryside views.

Basingstoke town offers further conveniences, including a hospital, bustling town centre and excellent commuter links. Basingstoke station serves numerous links to London Waterloo and Reading, whilst the A339 runs alongside the village, connecting to the M3.











APPROX. GROSS INTERNAL FLOOR AREA 4225 SQ FT 392.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE , ANNEXE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





#### Viewing

For further information or to arrange a viewing please contact us on 01256 764666.

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