



Hannington
Guide Price £1,500,000

Dickers Farm, Hannington, Hampshire, RG26 5TZ

A unique Grade II listed home, overlooking the village green and church. Over an acre of southerly aspect grounds offer versatile spaces; four double bedrooms, four reception areas, open plan kitchen, two cloakrooms and bathrooms, a utility room, cellar, paddocks, stables, annexe and a double garage.

Location

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 17th century, with 20th century alterations. Symmetry and order were key features of 17th 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.

The Property

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.

The Grounds

The remarkable home offers circa 1.13 acres of outdoor spaces; formal gardens, patio areas, a paddock and stables.

A wrought iron gate opens to the front gardens, where the central pathway leads to the entrance. Mature plants complement this established outdoor space, which wraps around the side and rear of the home.

The rear gardens enjoys a southerly aspect, with the paved patio offering an ideal spot for outdoor seating and dining. These substantial grounds are screened by mature hedging and plants that offer a pleasant sense of privacy and seclusion, while continuing onto the paddock. The paddock extends approximately half an acre, featuring two stables and a hay barn.

Secure parking is available within the double garage.

Energy Efficiency Rating

Not Required

Recent Trustpilot Review

"The commitment made to our sale by the Manager of the Hook office, Simon Dredge was exceptional. As a result of Mackenzie Smith being able to call on the expertise of a staff member from the part of the company that deals with land sales, some difficult issues were resolved and the sale of our property was achieved by Simon. We would highly recommend the company."

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.



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.

Copyright nichecom.co.uk 2017 Produced for Mackenzie Smith REF : 226097

01256 764666
hook@mackenziesmith.co.uk
www.mackenziesmith.co.uk