



Hook
Guide Price £899,950

 mackenzie smith

Owens Farm, Newnham Road, Hook, Hampshire, RG27 9NG

This individual, 16th century, six bedroom home offers versatility and scope for enhancement (STPP). Set along a private lane on a plot of circa 0.5 of an acre, the home enjoys country views and features a kitchen/breakfast room, two reception rooms, two bathroom suites, a utility room, two cloakrooms, outbuildings and a southerly aspect garden.

Location

Newnham is a civil parish located to the west of Hook village. The village is surrounded by swathes of countryside and farmland with smaller villages and hamlets nearby such as Nately Scures, Odiham and Rotherwick.

Hook is a growing village that serves many conveniences and is situated approximately six miles east of Basingstoke. Initially a very small settlement the construction of Hook railway station in 1883 saw the village grow with an influx of railway workers and commuters.

There is a significant business community in the village, with the large Bartley Wood Business Park situated less than a mile from the village centre. Direct links to Waterloo and Southampton via the village's rail station, with indirect routes to Reading and Salisbury, and easy access to the M3, make this an ideal commuting location. A selection of independent shops, restaurants and public houses complement the village landscape.

A selection of infant, junior and independent schools are within reach of Newnham village, including the highly regarded Robert May's School.

The Property

Owens Farm is a 16th century, six bedroom detached, home that enjoys individuality and character. A wealth of original features can be found within this period property, including exposed beams, original wood panelled doors, panelled windows, fire places and timber outbuildings.

The home has been subject to some enhancement over the years and still presents ample potential for further enhancement (STPP). The generous surrounding plot also incorporates various outbuildings, including; a detached garage, 57ft barn and an old Granary. Within the main building itself, there is circa 3233sq ft of living space available, which altogether offers versatile accommodation across two floors.

The spacious entrance hall leads through to the utility room, sitting room and a downstairs cloakroom. Both the cloakroom and utility room are front aspect.

The generously proportioned sitting room measures over 32ft and enjoys a bright multi-aspect outlook over the surrounding grounds. This versatile room presents ample space for an array of furnishings and has been segmented by a central oak beam. A wood burning stove with an oak mantel and tiled hearth forms a characterful focal point here.

The utility room has been practically finished with tiled flooring and features a range of storage. Space and plumbing for appliances is also available here, whilst an inner door leads through to the kitchen.

Tiled flooring continues through to the kitchen, which rests to the rear of the home. This functional space has been segmented into two areas, with the initial portion featuring a range of units and work surfaces, as well as direct access to the garden. An inner door leads through to the second half of the kitchen, which has been finished with bespoke units and features an oil fuelled Aga.

The dining room enjoys a pleasant outlook over the rear garden and features an open fireplace, with a concealed staircase leading to the first floor landing. This room is accessible via an inner hall, which also provides direct access to the rear garden and kitchen.

A split level landing leads to the first floor living areas, from where all six bedrooms, two bathroom suites and a cloakroom are accessible. A ceiling hatch with loft ladder is also located here, which leads up to the partially boarded loft.

Five of the bedrooms are presented as good sized doubles with built-in wardrobes. A number of the bedrooms also optimise the elevated positioning to offer views over the surrounding countryside.

Both bathrooms feature three piece bath suites.

The Grounds

This detached character home is surrounded by open countryside and is set on a generous plot measuring approximately half of an acre. It enjoys a private outlook as it is enclosed by mature hedging.

A shaped area of lawn and mature plants decorate the façade of the property, as an expanse of shingle leads to the entrance and side gate.

Numerous outbuildings are also available within the grounds, including a timber framed garage, a period barn, two stables, a feed store and an old granary on stilts. The period barn makes a notable contribution to the home as it measures over 57ft and is split across two levels to offer an array of uses.

An arched brick wall with a wrought iron gate leads through to the southerly aspect rear garden, which is largely laid to lawn and enclosed by mature bushes. This outdoor area adjoins agricultural land and open fields.

Energy Efficiency Rating

Current: F | Potential: E

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.

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APPROX. GROSS INTERNAL FLOOR AREA 3233 SQ FT 300.3 SQ METRES (EXCLUDES OUTBUILDINGS / STORE & INCLUDES GARAGE)

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.

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