



Manor Farm

TUNWORTH | BASINGSTOKE | HAMPSHIRE | RG25 2NB

BCM

Wilson | Hill

5 Double Bedrooms | 1 En Suite Bathroom | Family Bathroom | Drawing Room | Hall | Sitting Room | Kitchen/Dining Room | Utility Room | Cloakroom | Domestic Stores and 2 Cellars
Listed 8 Bay Tithe Barn | Listed Granary on Staddles Stones | Brick Stables and Workshop | Listed Brick Store | Substantial Pole Barns and dilapidated Nissen Hut Store
Outbuildings providing over 10,000 sq. ft of covered space.

Walled Garden, Grounds and Paddock in all about 2.79 acres (1.13 ha)

Mileages: Alton 9.4 miles, Basingstoke 5.2 miles, Odiham 5.4 miles, Newbury 20.8 miles, Winchester 22.4 miles, London 51 miles

Mainline Station at Basingstoke (fast train 47 mins to Waterloo), M3 Junction 4 miles







| The Property

Manor Farm is a wonderfully attractive farmhouse which has been sensitively updated in the last 8 years into a fabulous family home. The farmhouse, walled garden and extensive tithe barn and range of outbuildings has changed little from the traditional farm layout of the 17th Century.

The house, tithe barn, granary and brick stores are all Grade II listed.

The house has the original room layout which has evolved from the 16th to 20th Centuries and features some lovely, exposed timbers, working fireplaces, vaulted ceilings to the first floor, wide boarded floors

upstairs and a panelled drawing room. The house has a head turning part timbered main façade which coupled to the magnificent tithe barn presents further potential/options and a chance to live in this unspoilt rural corner of Northeast Hampshire.

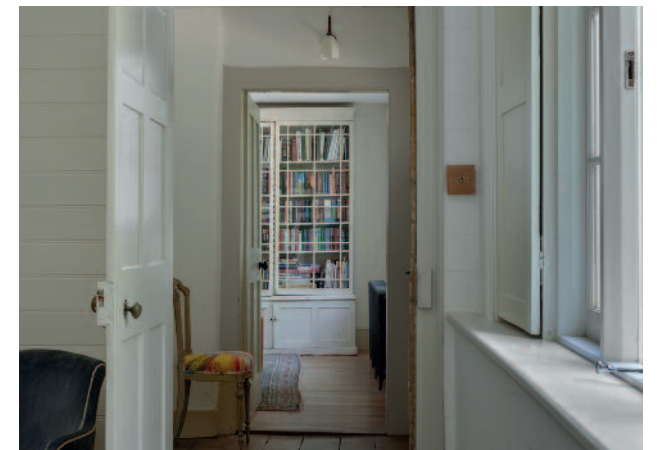




| Location

Tunworth is a small rural village positioned between the Hackwood and Herriard Park Estates lying conveniently a few miles southeast of Basingstoke. The property is within a conservation area next to the church and described as forming '...a significant group of intrinsic architectural and historic value'. The surrounding countryside is essentially unchanged

predominantly of gently undulating agricultural land and ancient woodland. A network of local lanes provide access to the neighbouring villages of Upton Grey, Greywell and Odiham. The Herriard Park Estate owns much of the surrounding land, which has remained unspoilt over many generations.





Secluded and rural the village may be, but remarkably accessible to the modern world and other regional centres. Basingstoke lies a few miles to the northwest and the nearby M3 connects with London and the south coast. Reading and Newbury are also within range. Hampshire is well catered for with top performing state and independent schools in the area, including Cheam, Wellesley School, Lord Wandsworth College and Wellington.

There are many footpaths and bridleways in the area which provide a varied network of walks or rides.





Outside

Outbuildings

Grade II Listed tithe barn of 8 bays, matching pair of threshing bays, a wonderful store providing a private screen from the lane to the inner courtyard. Behind lies a Grade II Listed Granary set on staddle stones. Brick stables, workshop and covered vehicle store. The Pole barn is in the top paddock and behind is an old Nissen Hut. Overall the buildings provide about 10,000 sq. ft of covered space. In addition, there is a large timber workshop with adjoining store and a Grade II listed brick store in the walled garden.





Garden and Grounds

A gravel drive provides a handsome approach to the house sweeping up to a turning area at the front door. The old walled garden is a wonderful blank canvas which has an area of lawn scope and forms a lovely, sheltered area of garden to the rear east of the house and adjacent to the church. A rear drive swings past the end of the tithe barn into the inner garden/grounds which are essentially grassed having been a working

farm and are where a lovely garden could be created. Beyond is an unfenced paddock with separate access onto the lane and also a gate opening directly onto an adjoining bridle path. There are some beautiful old trees which provide an established mature setting. Overall about 2.79 acres (1.13 ha) providing an excellent space for children to roam freely within.



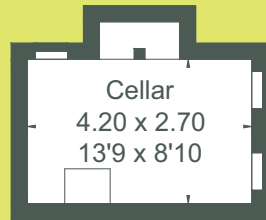
Approximate Floor Area = 347.0 sq m / 3735 sq ft

Cellars = 26.7 sq m / 287 sq ft

Total = 373.7 sq m / 4022 sq ft



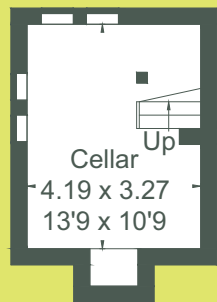
House



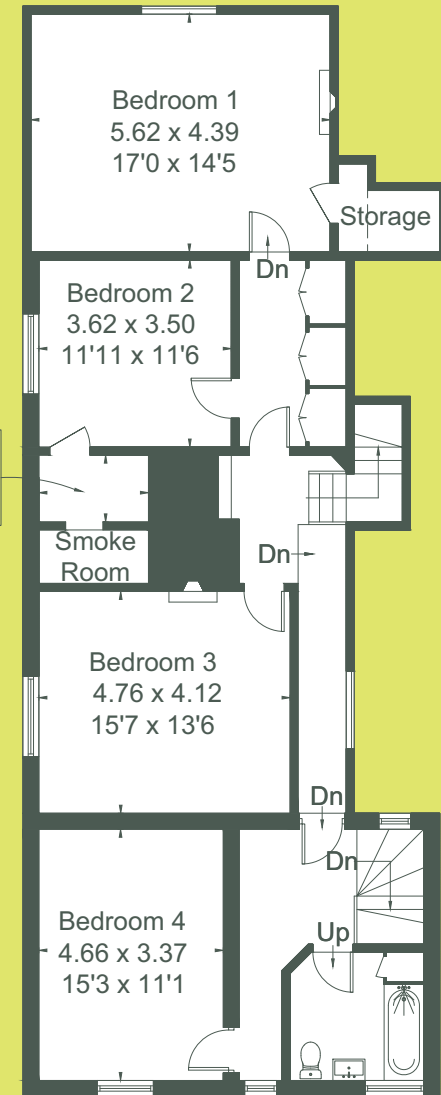
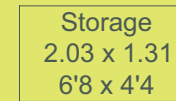
Cellar 2



Ground Floor



Cellar 1
(Not Shown In Actual
Location / Orientation)



First Floor

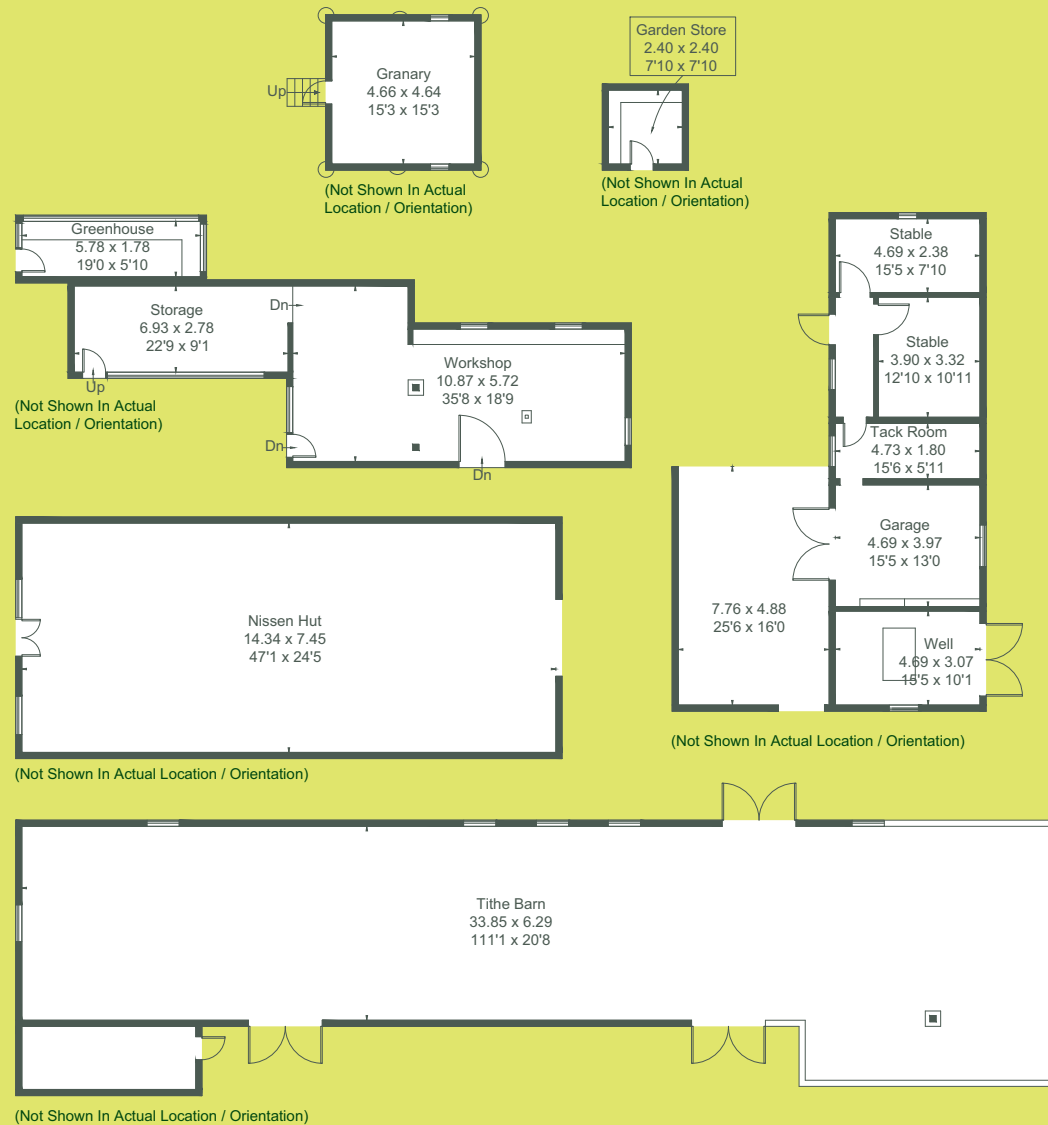


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70338

Approximate Floor Area
Outbuildings = 556.5 sq m / 5990 sq ft

Outbuildings




This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70338

I Directions to **RG25 2NB**

Leave Basingstoke on the A339. After passing under the M3 turn immediately left (Upton Grey) carry on a winding country lane and after 2.2 miles take a right hand turning at the Tunworth/Upton Grey sign. Carry on up the single track lane, round a sharp left bend (at the rear lodge entrance to Herriard Park) and Manor Farm will be found on your right soon after.

 **WHAT3WORDS** ///skimmers.teams.speaker



Details and photographs dated April 2024 and May 2024

Viewing strictly by appointment



Services: Mains water, oil fired heating, electricity and private drainage.

Council: Basingstoke and Deane Council, Tel: 01256 844844.

Council Tax: House Band G. **EPC:** Listed Building Exempt

Agents Note:

- Broadband – Cable plans for FTTP.
- Mobile phone – We understand is fair to good.
- Construction – Period brick and timber.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW

01962 763 900 | sales@bcm.co.uk

The Old Dairy Winchester Hill Sutton Scotney
Winchester Hampshire SO21 3NZ



BCM

Wilson | Hill