

# Lance Levy Farmhouse

Sherfield-on-Loddon, Hampshire











# Lance Levy Farmhouse

Sherfield-on-Loddon, Hampshire

A most attractive early 19th century  
Grade II listed farm house offering excellent  
family accommodation.

Sherfield-on-Loddon 1.3 miles, Basingstoke 6 miles, Reading 12 miles, M4 (J11) 9.5 miles  
M3 (J6) 6 miles, London Waterloo via Basingstoke from 42 minutes  
(All distances and times are approximate)

Reception hall | drawing room | sitting/family room | study | dining room | cloakroom | further study/garden room  
kitchen/breakfast room | utility room | cellar

Principal bedroom with dressing area and adjoining bathroom | 4/5 further bedrooms | 2 further bathrooms

Garden store | range of stables | tack room | Grade II listed barn providing garaging and covered parking

Mature garden | grounds and pastureland including moat

**In all about 4.62 acres**

Further land and cottages are available by separate negotiation.



**Basingstoke**

Matrix House, Basing View  
Basingstoke, RG21 4FF

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**knightfrank.co.uk**



## Situation

Lance Levy Farmhouse occupies a delightful rural location, surrounded by farmland, and is approached via a right of way over a shared private drive. Local amenities can be found in the nearby village of Sherfield-on-Loddon which lies to the north providing a shop, public houses, post office and garage. The shopping centre of Chinham is 3.5 miles to the south where there is a number of high street stores including Tesco, Marks and Spencers simply food and Boots. The larger centres of Basingstoke and Reading provide a more comprehensive range of shopping, recreational and leisure facilities. There are a number of golf courses nearby including Sherfield Oaks which is within the village and Sandford Springs at Kingsclere. There are many good independent schools within easy driving distance to the property, one of which is Sherfield School in Sherfield-on-Loddon, otherwise there is Daneshill, Cheam, Elstree and St Neots. Communications are first class with easy access to the M3 and M4. There is a branch line station at Bramley with connecting services to Reading and Basingstoke where there are regular services to London Paddington and London Waterloo respectively. Within the surrounding countryside are many public footpaths, one of which runs through the property as well as bridleways.









## Lance Levy Farmhouse

Lance Levy Farmhouse is a most attractive Grade II listed farmhouse which is thought to date from the early 19th century. There are many original features throughout the house including exposed timbers and open fires. The house offers good family accommodation with well-proportioned reception rooms and a spacious kitchen/breakfast room. To the first floor is the principal bedroom with a dressing room and adjoining bathroom. Also on the first floor are three further bedrooms and a family bathroom. To the second floor there are two/three further bedrooms and a family bathroom and a walk in wardrobe. There is a good size cellar and adjoining the house is a garden store.











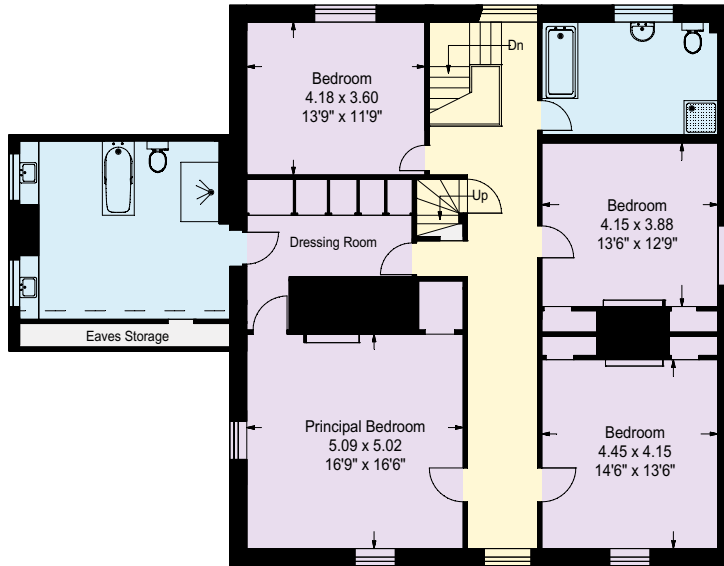


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

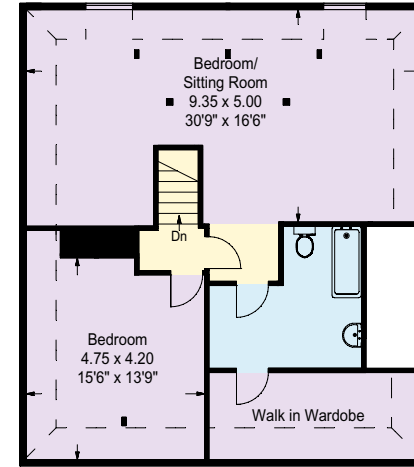
# Approximate Gross Internal Floor Area

House: 474sq.m. or 5102sq.ft.

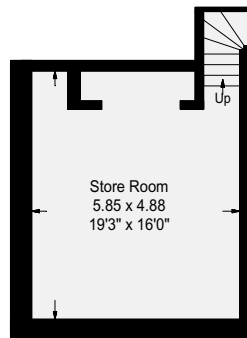
This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars



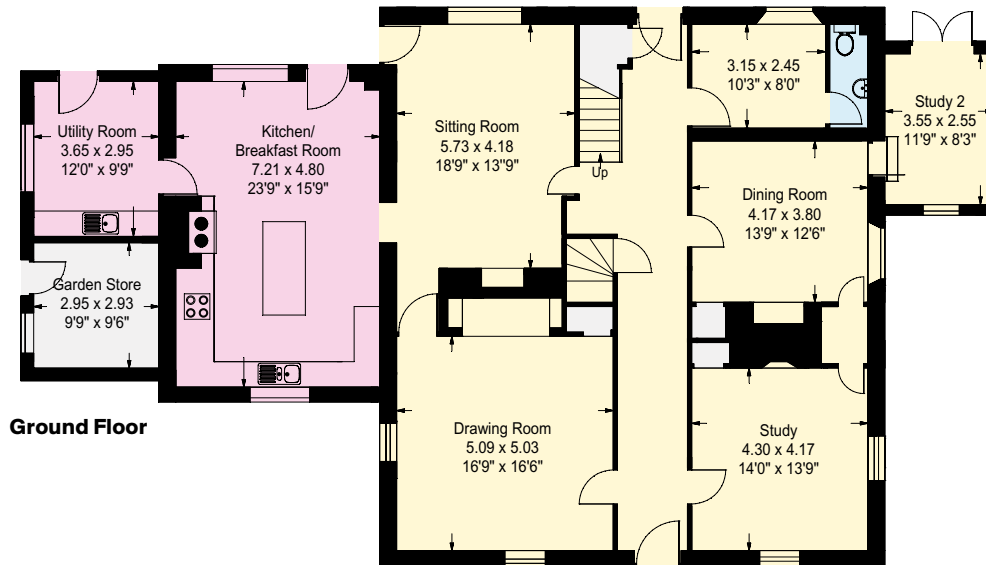
First Floor



Second Floor



Cellar



Ground Floor





## Outbuildings

To the front of the house is a brick outbuilding providing stabling and comprises three/four loose boxes or tack room. This outbuilding would be ideal for conversion into an annexe or home office, subject to the necessary planning consents. There is also a five bay open fronted cart shed which is Grade II listed and dates from the early 19th century.

## Garden and Grounds

The front of the house has areas of lawn that are enclosed by a mature evergreen hedge. The main formal garden lies to the rear which is mainly laid to lawn. There is a terrace running along the rear of the house. Adjacent to the kitchen is an outdoor dining area screened by a brick wall. Within

the garden there are many mature trees including cherry, apple and other fruit trees. From the formal garden there is access to an area of grassland from which there is access over the moat into the vegetable garden. Beyond is an area of pastureland which is divided into two paddocks. Please note there is a public footpath running through part of the paddock and to the rear of the moat.

## Services

Mains electricity, private metered water supply, private drainage system, oil heating.

## Local authority

Basingstoke & Deane

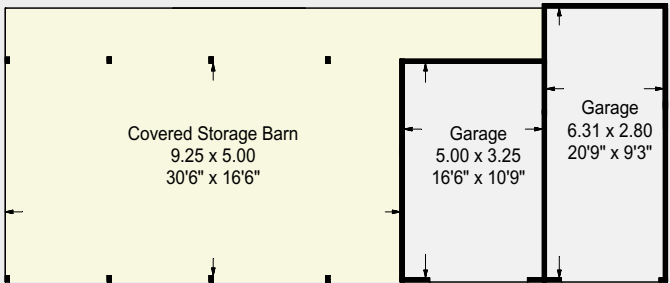


### Approximate Gross Internal Floor Area

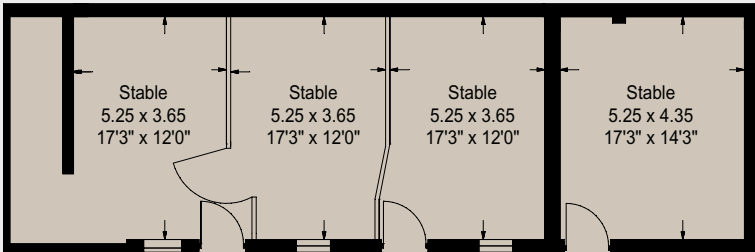
**Stables: 91sq.m. or 980sq.ft.**

**Barn: 98sq.m. or 1056sq.ft.**

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**Barn**



**Stables**





## Directions

From either Basingstoke or Reading proceed on the A33. On the outskirts of Sherfield-on-Loddon and to the south of the roundabout turn into Wildmoor Lane. Proceed past Mole Valley on your right and past Sherfield Oaks golf course on the left.

At the next sharp right hand bend, take the private track directly in front of you. Follow this to the left and the farmhouse will be found in front of you.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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