

The Dormy House, Powntley Copse



Spacious equestrian property with beautiful grounds of 5.49 acres.

The Dormy House is an intelligently designed property that seamlessly blends within its natural surroundings, focusing on the equestrian lifestyle. Situated in a prime location, the main living areas have been strategically placed on the southern side, capturing breath-taking views.

Step into the inviting open hallway with a wood burner to warm you after long rides or country walks. The spacious sitting room boasts a cosy fireplace as well, creating a warm ambiance perfect for relaxing after a day of riding. Adjacent, you'll find a dining room, a study, and a conservatory with double doors that open onto the splendidly landscaped gardens, allowing you to immerse yourself in the surrounding landscape. These generous living spaces are perfectly complemented by an open plan kitchen/breakfast room, providing a hub for gathering and enjoying meals together, with an outlook overlooking the stables. A utility room and a boot room offer practical convenience, while a ground floor cloakroom/shower room adds a touch of luxury.

As you ascend to the first floor, you'll discover four bedrooms, each offering a peaceful retreat. The principal bedroom boasts a dressing room and a spacious en-suite bathroom, ensuring a private sanctuary for relaxation. A family bathroom caters to the needs of the entire household.



4



3



4



5.49
acres

EPC

D

The property has undergone gradual enhancements over the years and presents exciting opportunities for further adaptations, subject to the necessary planning and building regulation consents. An example is the potential for an annex subject to the conversion of the double garage.

Outside

The Dormy House is enveloped by mature grounds, providing an idyllic and private setting. The landscaped garden, paddocks, and light woodland collectively span approximately 5.49 acres. Meander along the paved terrace adjacent to the sitting room which is a charming spot to appreciate the surroundings, and follow the paths that lead to a sizable pond. A private driveway welcomes you with ample parking space and leads to the double garage (with potential to convert STPP). Within the grounds you'll find various outbuildings and stores; such as a stables for two horses.

Additionally, there is an indoor heated pool, though the boiler has not been in use for some time. The paddocks gracefully adjoin the formal garden areas to the south and west, creating a seamless transition between the equestrian facilities and the beautifully landscaped spaces.





Situation

Situated within the esteemed private estate of Powntley Copse, the property is nestled amidst open countryside between the Georgian village of Odiham and the historic market town of Alton, within the Parish of Upton Grey. Powntley Copse is an exclusive wooded rural residential area consisting of just twenty-six properties, accessed via a network of leafy lanes predominantly lined with larger detached individual homes set within their own grounds. The nearby village of South Warnborough boasts a thriving community, complete with a public house, shop/café, church, village hall, and a playground with tennis and football facilities. The area offers a selection of excellent primary and secondary schools, including the renowned Lord Wandsworth College (5.1 miles) and Alton School (3.5 miles). Odiham is close by, offering a range of restaurants and shops, while the market and regional towns of Alton, Basingstoke, and Farnham provide a wide array of amenities. Access to the M3 motorway can be easily reached via Hook. Nearby Lasham provides gliding, a bar and restaurant.

Mileages

Lasham (2.8 miles), South Warnborough (2.5 miles), Alton 4.4 miles, Odiham 5 miles, Basingstoke 9 miles, Farnham 12 miles, M3 (J5) 6 miles, London Waterloo via Alton, Basingstoke or Winchfield (8.5 miles) Stations from 45 minutes (All distances and times approximate)

Services

All mains services. Gas fired heating.
Local Authority: Basingstoke & Deane
Council tax: Band G
Tenure Freehold
What3words:///bride.lollipop.greeting
Postcode: GU34 4DL

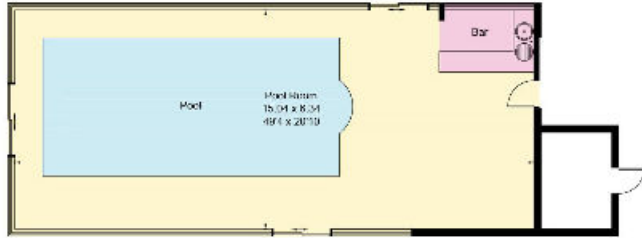




Approximate Gross Internal Floor Area 280.7 sq m / 3,021 sq ft
Outbuildings 223.2 sq m / 2,402 sq ft



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.



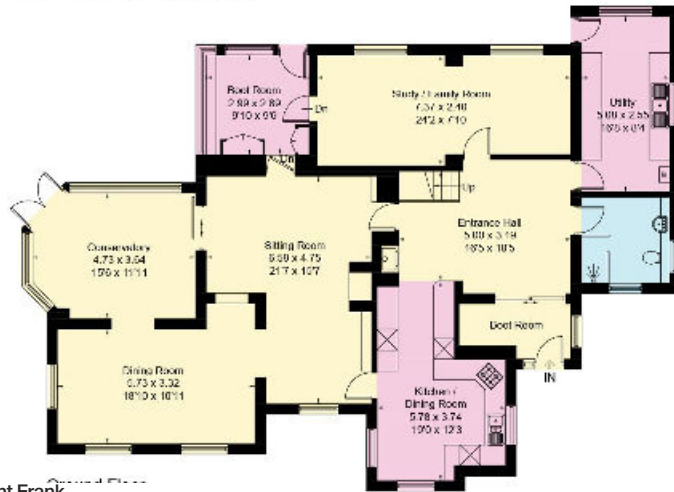
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Stable
(Not Shown In Actual Location / Orientation)



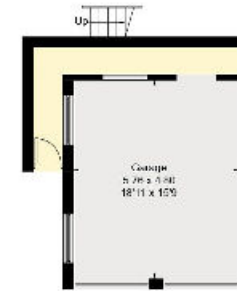
Ground Floor



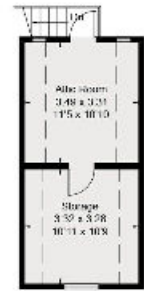
First Floor



(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor

Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Mark Thomas
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mark.thomas@knightfrank.com



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