

# Fox Hall, Kingsclere, Hampshire

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An immaculately presented country house set in an elevated position with **far-reaching southerly views** over the village of Kingsclere.

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## Summary of accommodation

### Main House

**Basement:** Cinema room | Wine cellar

**Ground Floor:** Entrance/reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room | Boot room | Cloakroom

**First Floor:** Principal bedroom with adjoining dressing room and bathroom | Two further double bedrooms (one with adjoining shower room and the other with an adjoining bathroom) | Study

**Second Floor:** Three further double bedrooms and a family bathroom

**Annexe:** Reception room/kitchen | Double bedroom and shower room

**Outside:** Three stables | Two storerooms | Machinery store | Workshop | Double garage | Plant room | Gymnasium

Formal gardens | Parkland and pasture | Orchard | Tennis court

In all about 9 acres (3.65 hectares)

### Distances

Basingstoke 9 miles (London Waterloo from 44 minutes), Newbury 7 miles (London Paddington from 50 minutes), Reading 14 miles M3 (Junction 6) 11 miles, M4 (Junction 13) 12 miles (All distances and times are approximate)



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## Situation

Fox Hall occupies an outstanding location within a Conservation Area on the outskirts of the village of Kingsclere, at the foot of the North Hampshire Downs, part of which forms Watership Down.

The area is of considerable natural beauty but is also extremely convenient for day-to-day living. Rail and road networks are excellent with trains from Basingstoke to London Waterloo taking from 44 minutes and the M3, M4 and A34 are all easily accessible.

The well-regarded Cheam School is close by and there are many other excellent Independent Schools in the area including Elstree, Horris Hill, St Gabriel's, Downe House, Winchester College, St Swithuns and Radley College but to name a few.

Within the thriving village are a number of shops including a butcher, village store and post office as well restaurants, public houses, a doctor's surgery, veterinary practice, primary school and church.

More extensive facilities can be found further afield in Newbury and Basingstoke including a Waitrose Supermarket.

For recreational amenities horse racing can be found at Newbury and Salisbury, golf at Sandford Springs and fishing on the Kennet, Test, Anton and other chalk streams.

## Fox Hall

The property is approached through electric gates with brick pillars and a gravelled drive, flanked by hornbeam trees leads up to the front door.

The house is offered in immaculate condition throughout, having been constructed in 2014 by Sherbourne Developments.

The entrance/reception hall sets the tone of this well laid out property, off which is the drawing room, dining room and sitting room. All are well-appointed with generous ceiling heights and wide board oak flooring throughout.









The kitchen/breakfast room is central to the house and briefly comprises of an electric AGA, Neff oven and microwave, integrated dishwasher, fridge, freezer and drinks fridge. Within the breakfast/sitting area are two pairs of French doors giving direct access to the beautifully landscaped gardens. The back-room area has a generous boot room with benches, hooks and shelves over, a laundry room and store. Whilst on the lower ground floor is a generously appointed cinema room with overhead projector and a partially glazed wine store with tiled floor, wine bins and racking.

On the first floor is a generously proportioned galleried landing off which is the principal bedroom with adjoining dressing room and well-appointed bathroom. Over this floor are two further well-presented double bedrooms with adjoining bathrooms and a study.

On the second floor, off a large landing with lantern over, are three double bedrooms and a family bathroom.

Outside, within the courtyard is a two-car carport with a workshop off. The two storey garage block comprises of two garages, a plant room and gymnasium over the ground floor with a staff flat comprising of an open plan reception room and kitchen, a double bedroom and a shower room on the first floor.









**Approximate Gross Internal Floor Area**

**House: 612 sq m or 6588 sq ft**

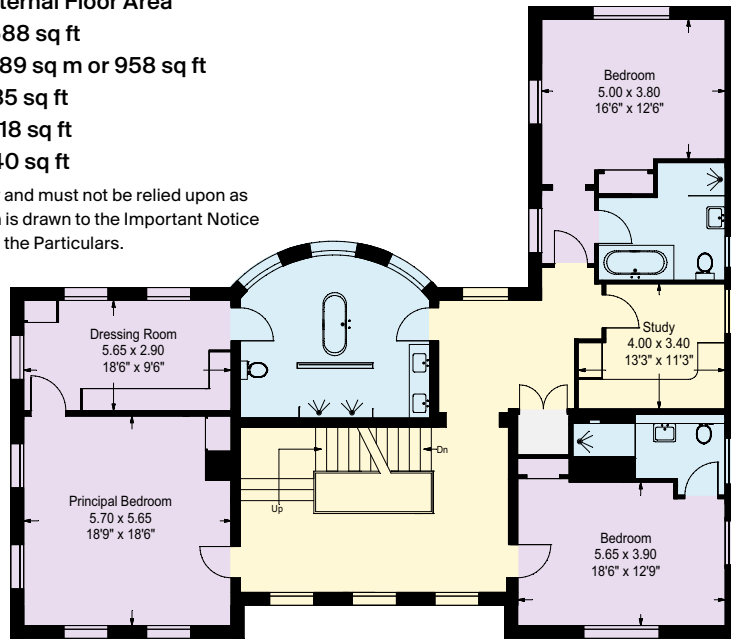
**Garage, Plant & Gym: 89 sq m or 958 sq ft**

**Annexe: 59 sq m or 635 sq ft**

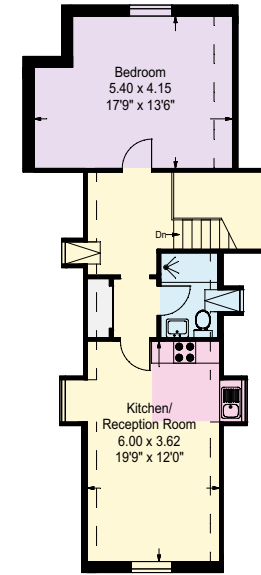
**Workshop: 11 sq m or 118 sq ft**

**Stables: 78 sq m or 840 sq ft**

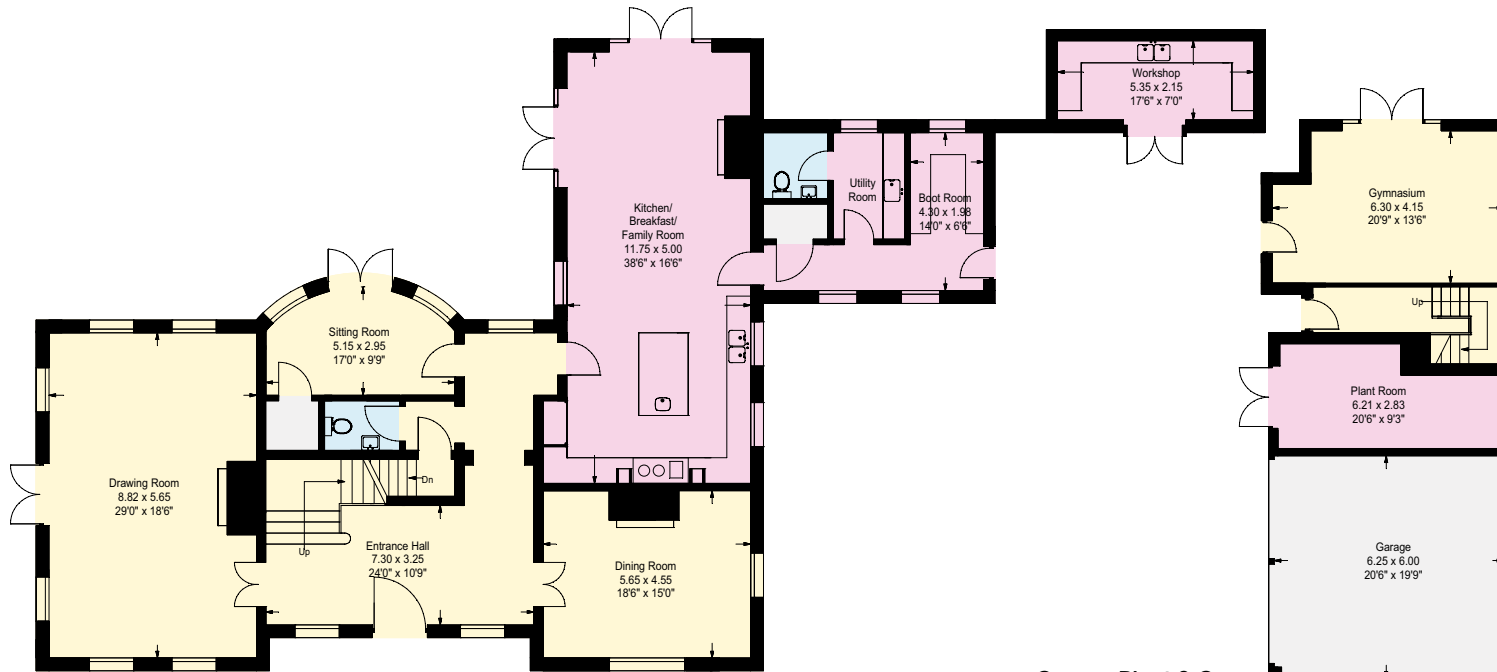
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**First Floor**



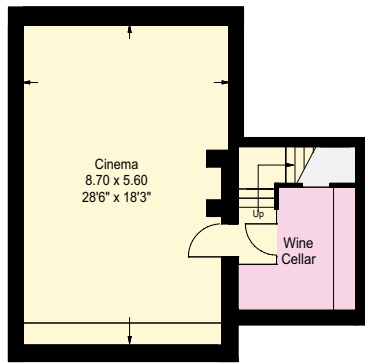
**First Floor (Annexe)**



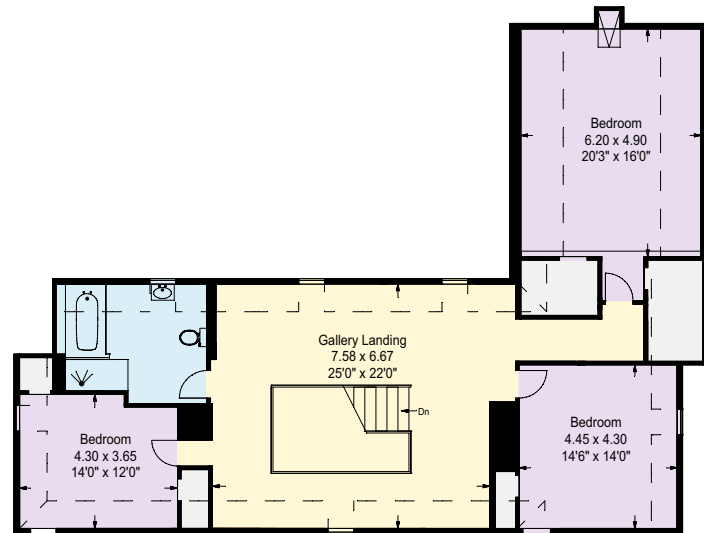
**Ground Floor**

**Garage Plant & Gym**

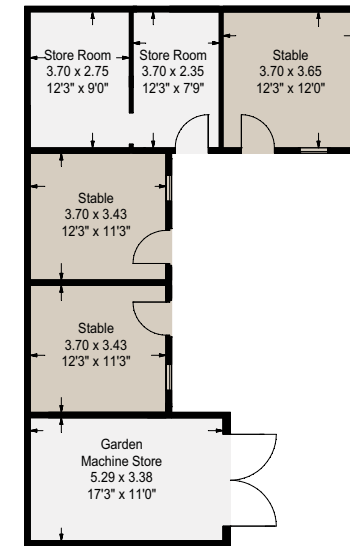
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Stables



Basement



Second Floor



Stables



## Garden and grounds

The formal gardens are to the south and west of the property and comprise of a wide variety of mature plants, trees and shrubs. Within these areas is a Mediterranean garden with olive and Cypress trees, a sculpture garden and an area of lawn enclosed by a Copper beech avenue. To the rear of the property is a large terrace area with olive tree topiary, an ideal place for alfresco dining.

Beyond the formal gardens, there is an orchard, pasture and parkland enclosed by metal estate fencing, a tennis court and to the far west of the estate is an L-shaped stable block comprising of three stables, a tack room, store room and a garden/machinery store.

## Services

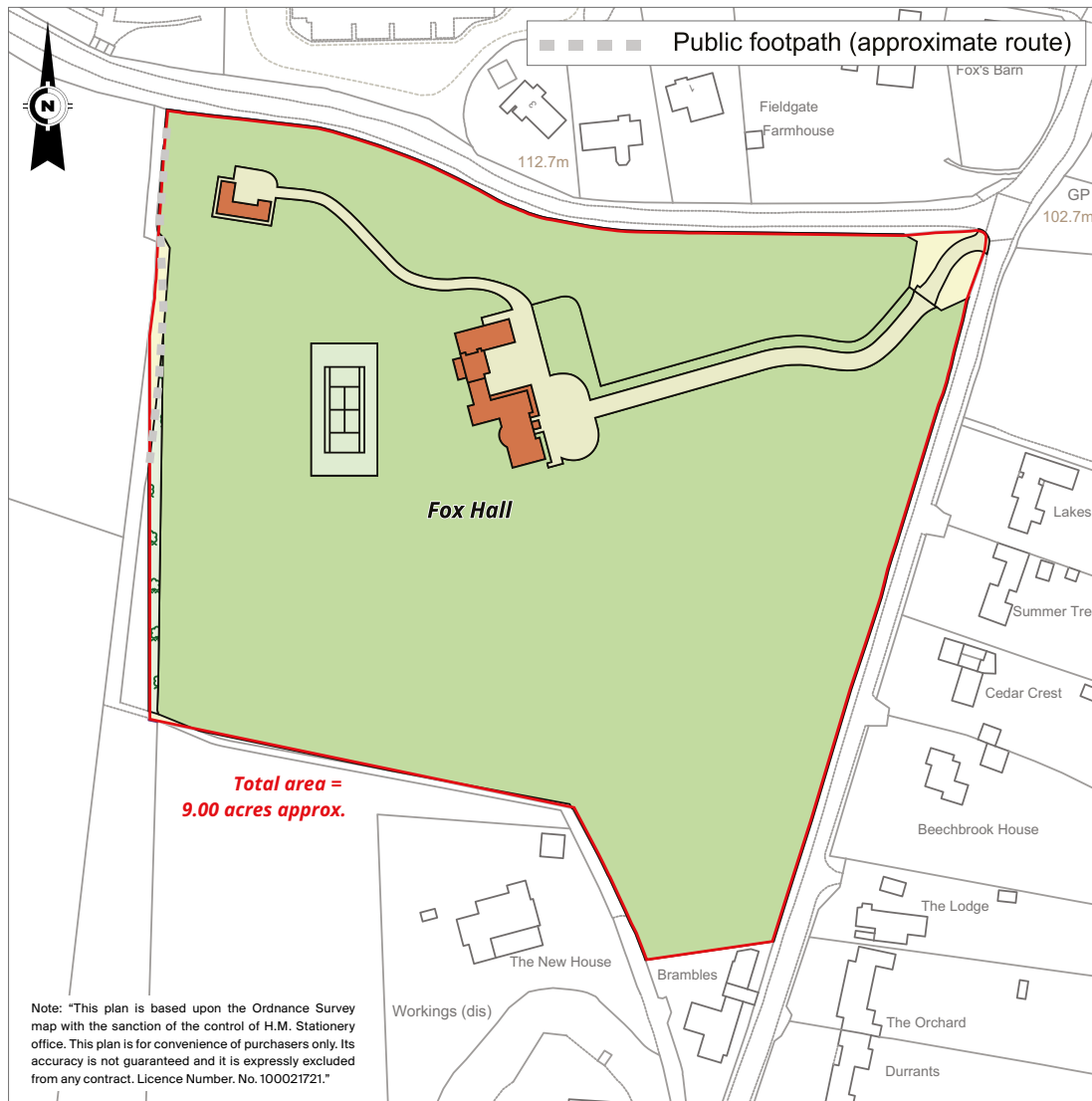
Mains water and electricity, private drainage, oil central heating and Air Source Pump.

**Features:** Control Four, CCTV, Alarm, Lutron lighting and underfloor heating.









## Fixtures and fittings

All fixtures and fittings unless stated within this brochure are excluded from the sale but may be purchased by separate negotiation.

## Viewing

Strictly by appointment with the selling agent, Knight Frank.

## Property information

**Postcode:** RG20 5QD

**What3words:** ////skater.peach.disarmed

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** Basingstoke and Deane Borough Council: 01256 844844

**Council Tax:** Band H

**EPC Rating:** D



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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