

Meadow House, Ashford Hill, Hampshire





A charming Grade II listed **country house** set in a stunning rural setting.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting/family room | Kitchen/breakfast room | Utility/boot room | Cloakroom/shower room

Principal bedroom with en-suite bathroom | Three further bedrooms | Family bathroom | WC

Studio/games room | Garden machinery store | Greenhouse

Double carport/garage

Heated swimming pool

Attractive mature gardens and grounds

In all about 1.68 acres (0.68 hectares)

Distances

Kingsclere 2.5 miles, Newbury 9 miles, Basingstoke 10 miles, Reading 15 miles, M3 (Junction 6) 12 miles, M4 (Junction 13) 12.5 miles

London Waterloo via Basingstoke station from 45 minutes, London Paddington via Newbury station from 49 minutes

(All distances and times are approximate)



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Situation

Meadow House is situated in a stunning rural location surrounded by farmland and at the end of a no through private track on the outskirts of Wheathold. Wheathold is a small hamlet, which lies 2.5 miles north of the sought after and thriving village of Kingsclere and is equidistant from both Newbury and Basingstoke. Within the village of Kingsclere there are excellent local facilities including shops, post office, public houses, restaurants, doctors and veterinary surgeries and community centre. There are excellent schools in the area including a local primary school in the nearby village of Ashford Hill as well as private schools being Cheam, Downe House, Horris Hill, Elstree and St Gabriel's. Communications within the area are first class with the M3 and M4 motorways a short distance away providing access to London, the national motorway network and Heathrow and Gatwick airports. The regional centres of Basingstoke, Newbury and Reading are all within easy daily commute and provide more extensive recreational and shopping facilities. Throughout the adjoining countryside, there are many delightful public footpaths.

The property

Meadow House is a most charming Grade II listed country house that is believed to date from the 17th Century with later 20th Century extensions. Throughout the original house there are a number of exposed wall and ceiling timbers. The good size reception hall has oak flooring as does the dining room. The drawing room has an inglenook style fireplace with fitted wood burning stove and a glazed door opening to the garden. From the dining room, which has two display alcoves, folding wooden doors open through to the study/family room where there is an extensive range of fitted bookshelves and a glazed door providing access out to the garden.

The kitchen is well fitted with hand painted cupboards with work-surfaces over. Built in appliances include Neff gas hob and electric oven. The kitchen is open to the breakfast room and throughout there is terracotta flooring which runs through to the utility/boot room. Within the utility room is a useful storage cupboard, plumbing for a washing machine and access to the cloak/shower room.





The first floor landing has a good array of cupboards and bookshelves, and provides access to the main bedroom and bathroom, with delightful views over the garden and surrounding countryside. There are three further double bedrooms, which are served by the family bathroom and a separate WC.

Approximate Gross Internal Floor Area
 218.2 sq m / 2348 sq ft
 Outbuilding = 43.7 sq m / 470 sq ft
 Total = 261.9 sq m / 2818 sq ft
 (Excluding Eaves & Carport)

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.

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



Outside is an oak framed barn that was constructed in 2011. The barn provides a wonderful light and airy studio, which is glazed on three sides and has a vaulted ceiling and oak flooring, ideal as games room or home office. To one end there are fitted cupboards and shelving as well as a basin. Adjoining the studio is a secure garden machinery store and beyond is a double carport.

Gardens and grounds

The house stands virtually in the centre of its attractive mature grounds that mainly comprise areas of open lawn, within which are well stocked flowerbeds with herbaceous plants, roses, shrubs and spring bulbs. One of the main focal points of the garden is its mature pond. To the south of the garden is trellising adorned by a magnificent wisteria. Beyond the trellising there is a greenhouse and adjacent cold frames as well as a small vegetable patch. The heated swimming pool occupies a sheltered position and will catch the sun most of the day. Adjacent to the rear of the house is a large terrace, and beyond the formal garden and to the rear of the barn is a further area of grassland.



Directions

Postcode: RG19 8BN

What3words: //alone.airliners.sleepers

Services

Mains water, Calor gas and electricity. Private drainage.

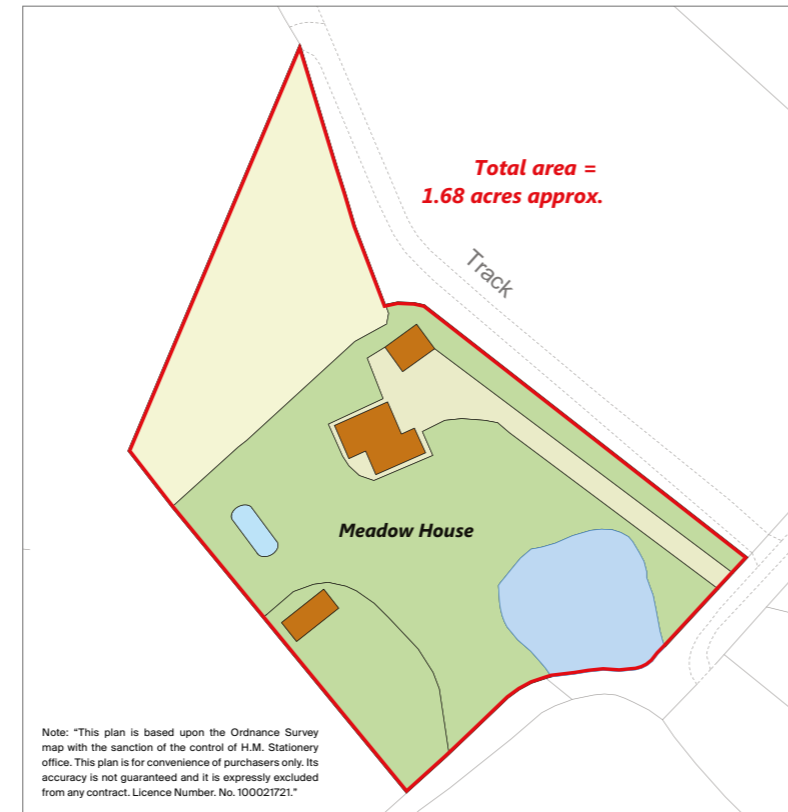
Property information

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council: 01256 844844

www.basingstoke.gov.uk

Council Tax: Band G



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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Particulars dated April 2024. Photographs and videos dated April 2024.

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