

Four Oaks, Pardown, Oakley





Four Oaks, Pardown, Oakley, Hampshire

Four Oaks is an impressive and individual detached family home enjoying an excellent semi-rural position on the edge of the village with many walks right on the doorstep. The property offers impressive accommodation with spacious, light and airy rooms extending to about 3600 sq.ft.

On the ground floor, the front door opens to the vaulted reception hall from which the stairs rise to the galleried landing with double height window. It has a stone floor which extends through the double opening to the fabulous 'lifestyle' kitchen to the rear. This is very much the heart of the house with an extensive and fully fitted kitchen area with Italian marble worktops and open-plan living and dining areas. There are three sets of bi-fold doors with shutters and blinds, opening to the rear terrace with a glorious view of the grounds. The drawing room has an enclosed living flame gas fire and a view to the front over open farmland. There is a separate sitting room and study as well as the utility room and cloakroom.

On the first floor all the rooms have vaulted ceilings and each of the bathrooms are beautifully fitted. The principal bedroom has an en suite bathroom and dressing room (easily reconverted into a separate bedroom 5) and the guest bedroom has an en suite shower room. There are two further large double bedrooms and the family bathroom.



4-5



3



5-6



1.5



1.5

EPC

C







Outside

To the front, the property is set back from the lane behind four oak trees. The gravelled driveway provides ample parking and the detached double garage with adjoining carport and an office/ playroom above retains great annexe potential. To the rear the west-facing gardens are extensive, measuring about 1.5 acres. There is a large sheltered terrace with a magnificent heated outdoor pool surrounded by covered and outdoor seating areas. There is a further terrace area immediately adjacent to the house ideal for outdoor dining.





Location (Post Code RG23 7DZ)

The property enjoys a quiet location at the end of Pardown, a no-through lane and sought after address on the edge Oakley, a popular village on the western edge of Basingstoke. The village provides facilities catering for all day-to-day requirements, including a village school, shops, pubs, tennis courts, church, dentist and doctors' surgeries.

Nearby Basingstoke provides a far more extensive range of leisure, recreational and education facilities. Commuting is excellent with access to the mainline railway station at Basingstoke providing fast and frequent services to London Waterloo taking from 45 minutes and the M3 can be accessed at junctions 6 & 7.



Approximate Floor Area = 330.3 sq m / 3,555 sq ft
 Outbuilding(s) = 87.2 sq m / 940 sq ft (Including Garage / Excluding Pool House, Void)
 Total = 417.5 sq m / 4,495 sq ft



Local Authority: Basingstoke and Deane
 District Council
 Council Tax band: G
 Tenure: available freehold

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

Ground Floor

I would be delighted to tell you more

Clive Moon
 01256 630976
clive.moon@knightfrank.com

First Floor

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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated April 2024. Photographs and videos dated April 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

