

Bishops Green Farm House, Bishops Green



Charming period farmhouse in an edge of village setting

Bishops Green Farm House originates from the mid-19th century, with more recent additions. It offers flexible living accommodation of over 3,500 sq ft. The welcoming reception hall leads through to the two reception rooms, both with fireplaces and the dining room having doors out to the garden. The bespoke kitchen/breakfast room forms the heart of the house and is beautifully appointed, including an Aga and central island. From the breakfast room, bi-fold doors lead out to the terrace and garden beyond. Completing the ground floor is a useful boot room, utility and cloakroom.

On the first floor, the main bedroom has a separate dressing room and en suite bathroom. There is a guest bedroom with en suite and four further bedrooms, one with mezzanine above, all served by the family bathroom.

Outside, the property is approached over a gravel drive with ample parking, leading on to the double garage with attached workshop.

The gardens, in all about 0.83 acre, are a delight and surround the property, giving a wonderful feeling of space and seclusion. There is a terraced area, ideal for al fresco dining. Steps lead down to the formal lawns, interspersed with mature trees, flower and shrub beds and surrounded by hedging. Beyond the garden through the south and the east of the property is a large open field with access to the lane measuring approximately 4.4 acres. Bishops Green Farm House is for sale with a total plot of around 5.5 acres.





Mileages

Newbury 4 miles, Kingsclere 4.5 miles, Basingstoke 13 miles, Reading 17 miles, M4 (J13) 9 miles, M3 (J6) 12 miles, London Waterloo via Basingstoke station from 44 minutes, London Paddington via Newbury station from 40 minutes. All distances and times approximate.

Situation

Situated in the attractive hamlet of Bishops Green, forming part of the lovely rural community with the adjoining hamlet of Adbury and village of Ecchinswell, within which is a pub, shop primary school and church. The thriving village of Kingsclere nearby has a good range of local shopping facilities, as well as a restaurant, public houses, hairdresser, church, primary school and doctor's surgery. The larger towns of Basingstoke and Newbury are within easy reach and provide a wider range of amenities and mainline stations to London, with trains from Newbury to Paddington and Basingstoke to Waterloo. The M3(J5) at Basingstoke provides access to London and the south coast, and the M4(J13) provides access to London, the West Country and Heathrow airport.

The property is well located for Cheam school. Other private schools in the area include Horris Hill, Elstree, Thorngrove, Bradfield, Downe House and St Gabriel's. From the property there are many delightful country walks to enjoy many of which go through the North Hampshire Downs.





Property Information

Services: All mains services. Gas fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band H

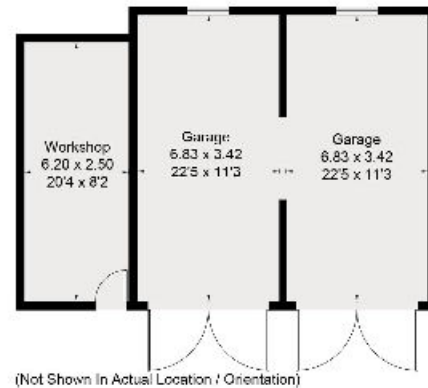
Tenure Freehold

what3words ///wings.overlaps.eyelash

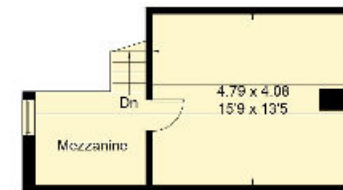
Postcode: RG20 4JP





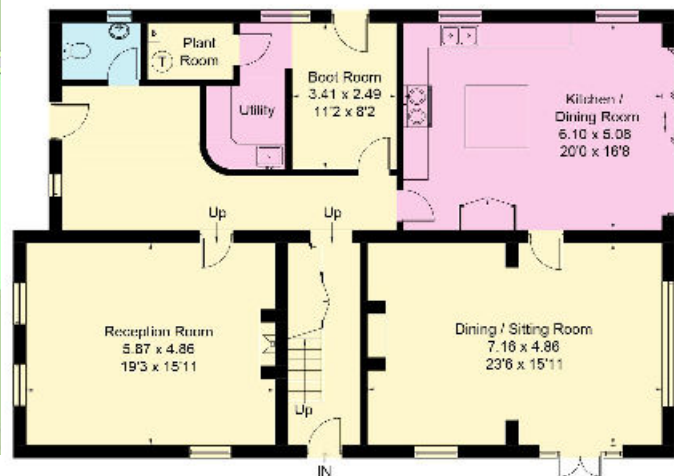


Approximate Gross Internal Floor Area
328.3 sq m / 3,534 sq ft (incl mezzanine)
Garage/workshop 63.1 sq m/679 sq ft
Total 391.4 sq m/4,213 sq ft
 Including Limited use Area (23.1 sq m/249 sq ft)

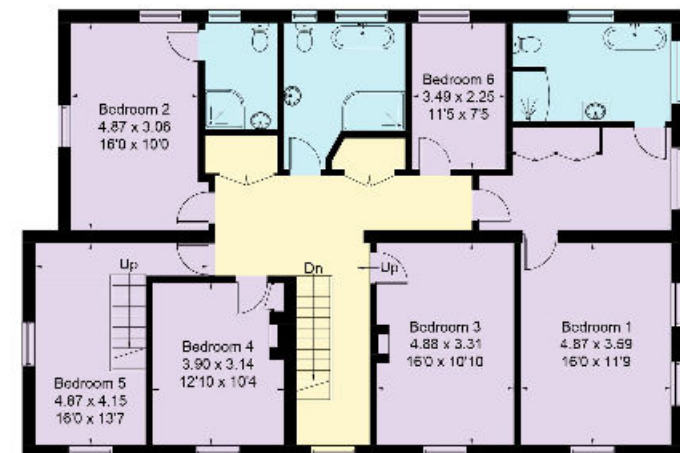


Mezzanine

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.



Ground Floor



First Floor

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